



1602 Crystal Drive
Frankfort, Michigan 49635

231.352.7522
chimneycornersresort.com



HIGHVIEW COTTAGE

ASKING \$329,000

- ◆ Highview rests on the bluff overlooking the clear blue sparkling waters of Crystal Lake. It backs up to wild woodland stretching to a high peak above the cottage. Enjoy sunny afternoons relaxing on your private deck or tuck in next to the cozy fireplace. A charming kitchen and dining room provide homey comforts, and the two bedrooms and full bathroom are located just up the stairs from the living area.
- ◆ Cottage was built in the 1950s with lumber from the resort, cut and milled by Jim Rogers, Sr.
- ◆ Originally built for Mollie Rogers' mother, Dorothy "Nona" Townsend.
- ◆ New roof and cottage updates were made in 2007.
- ◆ A septic system allowance would be negotiated because the current septic needs relocation.



MISSION STATEMENT

Create a family-friendly community of home and cottage owners, who have a common goal to improve Chimney Corners while maintaining the vintage character of early Michigan resorts.

OUR SALES PHILOSOPHY

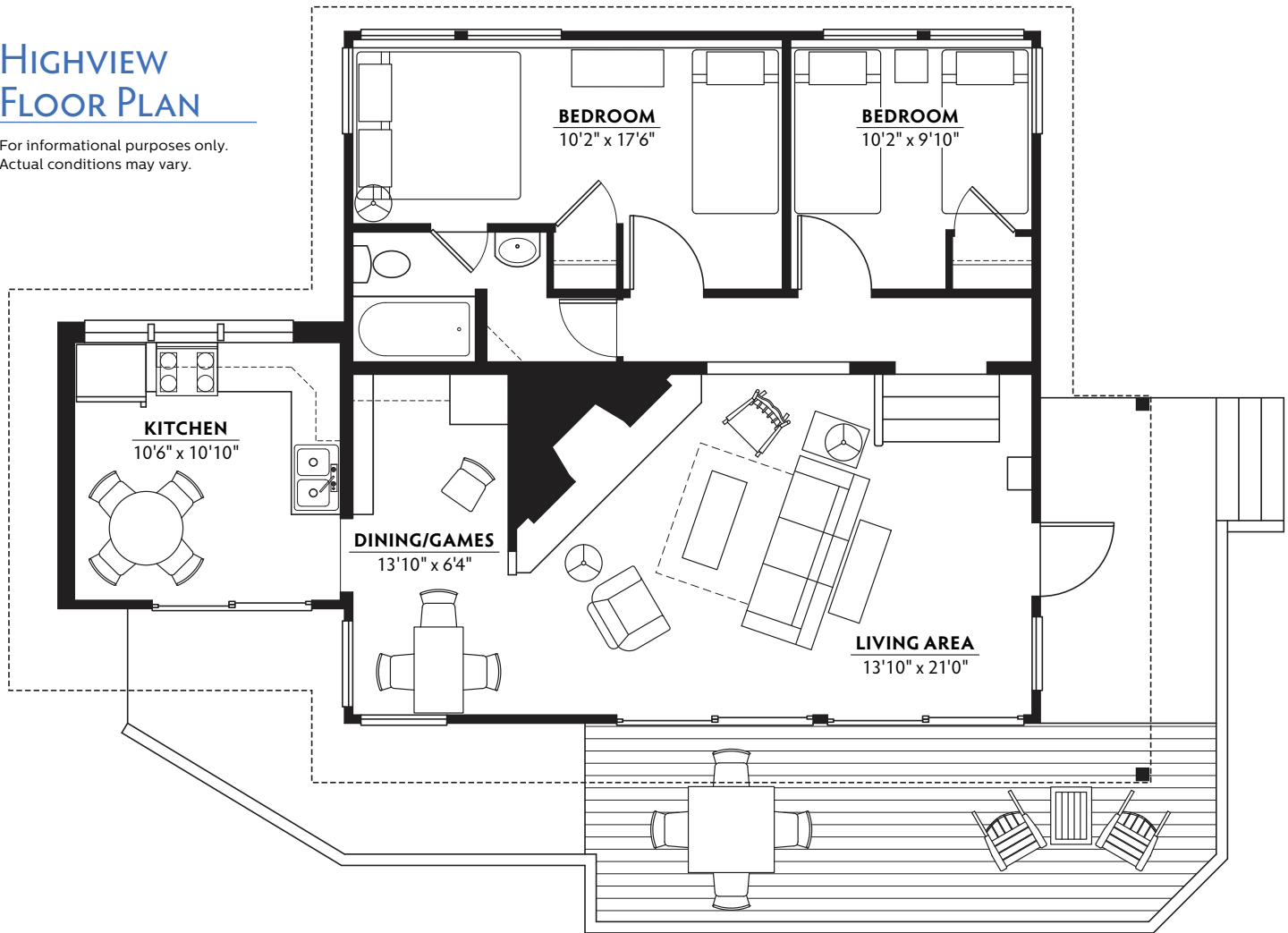
Over the years, property has been bought and sold by Rogers' family members. A deal "too good to pass up" was generally reason enough to purchase, even if it was not in the budget. As former guests started to express interest in a cottage or piece of property, they bought and became part of the resort community. The philosophy behind these sales was to create a growing community with committed Chimney Corners families.

We want to continue honoring these property owners who have made that commitment to the Chimney Corners heritage. Our goal is to ensure the future of the resort and create new opportunities. Cottages now need to be passed on to others who possess that same interest and would like to create a new Chimney Corners legacy for their families and friends.



HIGHVIEW FLOOR PLAN

For informational purposes only.
Actual conditions may vary.



WHAT IS INCLUDED IN THE PURCHASE

All cottage purchasers will be members in the Chimney Corners Association. This is to protect future property values, maintain resort roadways and beach area, and encourage a neighborhood community with open communication.

A view easement will be provided to purchasers so they have the opportunity to maintain views of Crystal Lake.

All purchasers will be provided an easement on resort road, to their cottage, from M22.

All cottage sales include access to main beach area, approximately 250 feet wide, for owners and guest use.

All cottages are on the Chimney Corners well-water system, built in 2008 and installed in accordance with the Benzie County Health Department specifications. Water system is maintained and tested annually to conform to specific transient rental standards. Annual water fee applies.

NOTE: All cottages have the opportunity to remain part of the rental community or become privately owned. Rental agreement documents are available to serious inquiries.

THE RESORT COMMUNITY PACKAGE

As the resort grows into a community of owners and renters, a Resort Community Package is being developed. We look to include additional beach frontage and a clubhouse as well as access to the tennis and basketball courts.

At this time, these areas are not deeded to cottage owners. As this plan evolves, there will be an opportunity to secure these advantages for your family.

NOTE: We encourage private cottage owners to access other resort areas via a golf cart.

FOR PURCHASE INFORMATION

Jay White, Broker/Owner
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For more information about the resort:
chimneycornersresort.com