



Chalet Village
2110 Sawyer Road
Gaylord, Michigan 49735-9342

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 chaletvillagepropertymgmt@gmail.com
 989-732-4666 by appointment
 MLS Broker: reozom.com



Size: 540 Acres
Buildings: Large residence
 2 Guest cottages
 1 Artist's studio
Garages: 2
Barn: 1
Type: Residential Acreage
Prop Type: Residential
Res for Approx: 80 acres
County: Otsego
Township: Dover
Town: Gaylord
Zip code: 49735
Subdivision T/R: T31N R2W
Ownership: Owner
Possession: TBD
Water: Well
Sewer: Septic
Fuel: Electric/propane
Age: 49 yrs, main residence
Road: Paved
Terms: Cash to new mortgage
Tax ID's: 050-024-300-005-00
 050-025-100-005-01
Adjacent land: Federal land
 Large private lots
Topography: Heavily wooded & rolling
Water: 9 acre spring-fed pond

Main Residence: 3252 Square Feet
Stories: 2
Bedrooms: 7
Full Baths: 3
Basement: No
Construction: Wood/stucco
Apt/Garage: 1040 Square Feet
Garage: 2-car
Construction: Tongue-in-groove Cedar
Exterior: Vinyl sided
Guest Residence: 1165 Square Feet
Basement: 3/4
Interior: 2 Bed, 1 Full Bath
Exterior: Vinyl sided
Art Studio: 564 Square Feet
Interior: Painted Cedar
 2 rooms, 1 Full Bath
Exterior: Vinyl sided
Truck Garage: Truck, tools and storage area
Shed: Tool storage area
Tractor Barn: Tractor, ATV, snowmobile storage

Building #1: Main Residence

Building Usage	Residential (main house)
General Information	7 bed, 3 bath, 2 story lodge
Additional Features	Fieldstone fireplace and hearth 17 x 5
Additional Features	Shuttered, screened windows
Additional Features	Hand-crafted woodwork with wooden beams
Additional Features	All appliances
Additional Features	2 custom chandeliers and other custom light fixtures
Additional Features	Halogen spot lighting
Additional Features	Open floor plan: kitchen, living & dining
Additional Features	All window drapes, shades, curtain rods
Additional Features	Louvered closets
Additional Features	Exterior property lighting
Additional Features	Smoke-free
Additional Features	2nd story balcony
Additional Features	Window boxes
Number of stories	2
Square Footage 1st floor	1605
Square Footage 2nd floor	1647
Total Square Footage	3252

Interior Rooms

Entry foyer	5 x 10
Living room/ dining room/ kitchen	27 x 24 (open floor plan)
Bedroom 1 1st floor:	16.5 x 17 (closets: 5w x 7h)
Bedroom 2 1st floor:	12 x 9 (closet walk-in 6d x 3w, linen 16w x 5d)
Bedroom 1 2nd floor:	17 x 21 (closet 6w x 7h)
Bedroom 2 2nd floor:	14.5 x 17 (closet 6w x 7h)
Bedroom 3 2nd floor:	11 x 13 (closet 5w x 7h)
Bedroom 4 2nd floor:	12 x 10.5 (closet 5w x 7h)
Bedroom 5 2nd floor:	18 x 11 (2 closets 5w x 7h)
Bathroom 1st floor	Full bath, 8 x 4
Bathroom 2nd floor	Full bath, 8 x 6.5
Bathroom 2nd floor	Full bath, 8 x 5
Living Room	See above (open floor plan)
Dining Room	See above (open floor plan)
Kitchen	See above (open floor plan)
Laundry	6 x 5
Front patio	9.5 x 22 cement brick with stucco wall
Closets upstairs (hallway)	5 x 5 walk-in, 2 linen closets (3w x 2d x 7h)

General Information

Style	Swiss Chalet/ Alpine
Appliances	Whirlpool dishwasher, Whirlpool flattop range,
Appliances	Whirlpool refrigerator, Microwave, GE Washer & Dryer
Foundation	Cement
Basement	No

Schools	Gaylord & Johannesburg community schools
Taxes Summer 2020	\$3,942
Taxes Winter 2020	\$3,294
Taxes total 2015	\$7,236
Ownership	Private
Township	Dover
County	Otsego
Heating	Electric and propane
Furnace (new propane)	2016 (Climate Engineering)
Water	Well
Sewer/Septic	80 Gallons
Exterior	Wood / Stucco
Septic new (main house)	2003
Electric heat new (main house)	2009 (including surge protector on main service)
Water well new (main house)	2007
Roof (new roof)	2005 (30 year shingle)
Attic (new insulation)	2009
TV	Satellite
Internet	Satellite
Landscaping	Cottage garden / tiered gravel
Possession	Negotiable
Terms	Cash or new mortgage



Building #2: Guest Apt/ Garage

Square Footage	1040
Age	Unknown
Building usage	2-car garage and efficiency apartment (used for storage)
General Information	Furnace and water heater removed
Additional features	Bar-size kitchenette cabinets, bar refrigerator, bar stove,
Additional features	Vintage kitchen sink, Vintage glass shelving,
Additional features	Original knotty pine

Interior Rooms

Room 1	18 x 19 (open floor plan) (5 x 7 closet)
Room 2 (bedroom)	9 x 9 (5 x 7 closet)
Bathroom	5 x 6 (full bath)
Garage	5 windows and side door
Garage	Electric garage door opener
Garage	Original knotty pine
Garage	Concrete floor
Garage	Separate from main house
Septic	Separate from main house
Septic pumped	6/2/15 (Chaffee)
Water	On main line with shutoff
Winterized	Yes

Building #3: Art Studio/ Cottage

Square Footage	564
Age	Unknown
Building usage	Guest House, currently used as art studio
Heat	Electric
Additional features	Vintage built-in sink, hook-up for stove, original knotty pine
Additional features	Halogen spot lighting, open floor plan
Additional features	Enclosed front porch w/ screened windows
Septic	Separate from main house
Electric	Separate service from main house (for rental purposes)
Septic pumped	6/2/15 (Chaffee)
Water	On main line with shut-off
Roof	2014 new (Green Horizons Contractor)
Winterized	Yes

Interior Rooms

Room 1	14 x 7
Room 2	12 x 9 (2 louvered closets 4w x 7t, 1 closet 5d x 3w x 7t)
Bathroom	7 x 5 full bath



Building #4: Guest House

Square Footage	1165
Age	Unknown
Building usage	Caretakers' house, currently empty
Heat	Propane, new furnace 2014 (Climate Engineering)

Interior Rooms

Foyer/ entry	6 x 8, tile floor, closet 8w x 2d x 7t
Living room	17 x 18, built-in shelves
Kitchen	9 x 16
Kitchen	Built-in cabinets, halogen spot lighting Saltillo tile floors
Bedroom 1	11 x 15 (closet of built-in shelves 2d x 3w, 5 x 7)
Bedroom 2	12 x 9 (closet 4w x 2d x 7t)
Bathroom	9 x 4 full bath, tiled
Basement	17 x 12 (shelves 2d x 17l)
Laundry	15 x 9
Appliances	GE Stove, Amana refrigerator
Appliances	GE water, GE dryer, GE chest freezer
Roof	2014 new (Green Horizons contractor)
Septic	Separate from main house
Miscellaneous	Anderson windows and screens
Basement walkout	Walkout to yard with fieldstone
Water	On main line with shutoff
Winterized	Yes

Building #5: Truck Garage

Square Footage	384
Dimensions	16 x 24
Age	Unknown
General information	Truck garage
General information	Electric service, electric garage door
General information	Movable shelves & built-in shelves
General information	Wired for kiln
Building usage	Pickup truck, plow, maintenance equipment

**Building #6: Potting shed**

Square Footage	143
Dimensions	9.5 x 15 (front deck 8.5 x 10)
Age	Unknown
General information	Electric service
General information	3 windows
Building usage	Small equipment storage, seed germination
Heat	Built-in wall heater

**Building #7: Tractor Barn**

Square Footage	450
Dimensions	15 x 30
Age	Unknown
General information	Manual garage door
General information	Electric Garage door
General information	Slant incline entrance for ATV
Building usage	Tools, tractor, ATV, lawnmowers