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Kiara Nelson

Keller Williams Ann Arbor

2144 S. State Street

Ann Arbor, MI 48104

Mobile - (734) 732-3844

Kiara@KiaraCan.com



County:	Washtenaw	Modifier:		Cross Streets:	Portage Lake Ave and McGregor
Property Sub-Type:	Single Family Residence	Area:	Ann Arbor/Washtenaw - A	Sub-Area:	
Municipality:	Dexter Twp	Subdivision:	Portage Lake Resort	Builder Name:	

List Price/SqFt:	453.72	Auction or For Sale:	For Sale	On-Market Date:	04/11/2025
Ownership Type:	Private Owned				

New Construction:	No	Construction Status:		Lot Measurement:	Acres
Lot Acres:	0.19	Lot Square Footage:	8,276	Lot Dimensions:	36x294
Year Built:	1930	Road Frontage:	36	Garage Y/N:	Yes
Garage Spaces:	2	Listing Number Display:		Fireplace:	Yes
Total Fireplaces:	1	Income Property:	Yes	Condo Proj Name:	
Total Rooms AG:	8	Total Fin SqFt All Levels:	2,396	SqFt Above Grade:	1,869
Total Beds Above Grade:	4	Total Bedrooms:	4	Full Baths:	3
Half Baths:	1	Total Baths:	4	Main Level Primary:	No
Main Level Laundry:		Stories:	2	Basement:	Yes
School District:	Dexter	Elementary School:	Wiley Elementary School	Middle School:	Mill Creek Middle School
High School:	Dexter High School	# of Outbuildings:		Entry Type:	
Pets Y/N:		Association Contact:		Waterfront:	Yes
Body of Water:	Portage Lake	Statewide Lakes & Rivers:	Portage Lake		

Tax ID #:	D-04-01-181-010	Taxable Value:	173,800	SEV:	173,800
For Tax Year:	2024	Annual Property Tax:	10,299	Tax Year:	2024
Homestead %:	0	Spec Assessment & Type:	NA	Zoning:	LR

Sold Price/SqFt:	Status Comments:
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Public Remarks: Welcome to this beautiful waterfront home on the highly desirable Gold Coast of Portage Lake, located within the sought-after Dexter School District. Every inch of this lakefront gem has been meticulously remodeled—offering a like-new living experience with high-end finishes and thoughtful design throughout. Step inside to discover a light-filled open-concept layout, perfect for both everyday living and entertaining. The brand-new kitchen is a showstopper, featuring quartz countertops, a floor-to-ceiling pantry, lake views, and a custom coffee/wine bar. The spacious living room centers around a cozy stacked-stone fireplace and opens to an elevated Trex deck with panoramic water views—an ideal setting for sunset dinners or morning coffee.

Directions: McGregor Rd to West on Portage Lake Ave

Legal: *OLD SID - D 04-210-042-00 DE 49-43A COM AT THE MOST N'LY COR OF LOT 42 TH S 50 DEG E 24.20 FT ALONG THE NE'LY LINE OF SAID LOT FOR A PL OF BEG, THS 50 DEG E 24.80 FT TO THE MOST E'LY COR OF LOT 42, TH SW'LY 155 FT TO THE MOST S'LY COR OF LOT 42 TH N 61 DEG 30' W 26.25 FT IN THE SW'LY LINE OF SAID LOT, TH NE'LY TO THE PL OF BEG, BEING A PART OF LOT 42 PORTAGE LAKE RESORT. ALSO ALL THAT LAND LYING

Waterfront Options: Water Access Y/N: Yes; Water Frontage: 26.80 Water Type: Lake Water Fea. Amenities: All Sports; Dock; Private Frontage Access Feat: Accessibility Features: No Laundry Features: Gas Dryer Hookup; In Basement; Laundry Room; Lower Level Upper Rooms: Upper Bedrooms: 4; Upper Full Baths: 2; Upper Half Baths: 0; Upper Level Square Feet: 1,088; Total Baths Above Grade: 3 Main Rooms: Main Bedrooms: 0; Main Full Baths: 0; Main Half Baths: 1; Main Level SQFT: 781 Lower Rooms: Lower Bedrooms: 0; Lower Full Baths: 0; Lower Half Baths: 0; Lower Finished SQFT: 0; Total Lower SQFT: 0 Basement Rooms: Basement Bedrooms: 0; Basement Full Baths: 1; Basement Half Baths: 0; Basement Finished SQFT: 527; Total Basement SQFT: 527 Exterior Material: Stone; Vinyl Siding Roofing: Shingle Substructure: Walk-Out Access	Sewer: Public Sewer Water: Well Utilities Attached: Natural Gas Connected Util Avail at Street: Broadband; Cable Available Kitchen Features: Pantry Fireplace: Living Room Additional Items: Basement Finished; Garage Door Opener Appliances: Dishwasher; Disposal; Microwave; Oven; Range; Refrigerator; Water Softener Owned Heat Source: Natural Gas Heat Type: Forced Air Air Conditioning: Central Air	Water Heater: Tankless Exterior Features: Balcony Flooring: Carpet; Vinyl Patio and Porch Features: Patio Parking Features: Attached; Garage Faces Front Architectural Style: Colonial Driveway: Concrete; Paved Street Type: Public Terms Available: Cash; Conventional; VA Loan Possession: Close Of Escrow Sale Conditions: None
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Room Name	Length	Width	Level	Remarks	Room Name	Length	Width	Level	Remarks
Kitchen			Main		Bedroom 4			Basement	
Dining Area			Main		Laundry			Basement	
Living Room			Main		Bathroom 2			Upper	
Primary Bedroom			Upper		Bathroom 3			Main	
Primary Bathroom			Upper		Bathroom 4			Lower	
Bedroom 2			Upper		Office			Upper	
Bedroom 3			Upper						

Latitude:	42.421738	Longitude:	-83.907833
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Days On Market:	4	List Price:	848,000
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