

Amenities of 56 Washington Lake Trail in the Irish Hills

House

Douglas Fir timberframe construction, with vaulted ceiling in great room

Located in the historic and picturesque Irish Hills, with a beautiful view from every room

Completed in 2008

Approx. 5,100 sq ft of living space, with many quality built-ins throughout

6 bedrooms, private guest areas

6 bathrooms with heated floors (1 bath with handicap shower)

Inlaw suite or crafts or game room, with its own bathroom, walk-in closet and 2 sliders out to patio and lake

Master bath with spa tub

All bedrooms have individual outside entrances

Main floor laundry room, with built-ins and workstation

2nd laundry room downstairs in guest area

Kitchen has 2 dishwashers, 2 ovens, 2 sinks and extensive Kraft Maid cabinets

Geothermal heating and cooling

6 zone heating/air conditioning ; not necessary to always heat/cool selected areas

\$369/mo. total heat, A/C & utilities

2 - 50 gal water heaters – continuous hot water

Deluxe water softeners – continuous soft water

Office with his and hers work stations, with built-in Kraft Maid bookshelves, French doors

Ceiling fan in every room

Knotty hickory hardwood floors

Knotty Alder doors throughout, all contributing to a lodge feel

Anderson wood windows through-out, with very large windows on lake side

90' long Trex deck outside main level with stairway to patio

Large patio outside lower level

Awning over main deck - automatic retraction w/ wind sensor

10' wide movie screen, with overhead projector in family/media room

Gas fireplace in great room, and natural fireplace in family room

Wet bar, with built-ins in lower level

Mud room, with built-ins for outdoor clothes and equipment

Circular drive, and several gardens

3-car main garage, with water and sink

1,000 sq ft. workshop/boat storage/garage under the main garage, with sink

Playroom/Bonus room above garage

2 lower level storage rooms plus large storage area above west wing

Wide use of man-made materials to minimize maintenance

Doorwalls along entire lake side walls, both levels (12 doorwalls)

Whole house, natural gas automatic generator

Extra insulation under basement floors keeps them always warm

Roof gutter helmets – no leaf or debris collection in gutters

Excellent underground drainage system

Winter tax \$4,524, Summer tax \$3,509

1-acre lot w/ 100+ acres of common property on a private, all sports lake

Property/Common area

A former Boy Scout camp, with an "up north" feel; a serene retreat, family gathering area, nature preserve
100+ acres of common property on a private, all-sports lake, but quiet for canoes & kayaks. No public access
Several miles of hiking and riding trails on the property
Excellent fishing, summer and winter
Horse stable with box stall
Many riding trails, 4 pastures
Many carved statues through-out a park-like setting
Boat launch and dock area on common property
Guest cabin with kitchen, bath and fireplace
Several ponds
Private bow-hunting area – numerous deer and turkey
Chapel, with stained glass windows
Private cemetery with gazebo
Several family gathering areas, with campfire pits, swings, etc.
Wildlife includes: fox and Sand Hill Cranes, in addition to deer, turkey,
Paved private streets, with lighting
Small airstrip
Equipment barn for maintenance machinery
All common property maintained by a shared caretaker
50 lakes within 30 minutes
12 public golf courses near-by
Ann Arbor – 45 minutes, with theater, fine dining, athletic events
MSU Botanical Gardens – 15 minutes
A special place for equestrian and non-equestrian families to enjoy the peace and tranquility of gracious country living

For those who would like to have their family, children and grandchildren gather to enjoy fishing, water sports, hunting, hiking, horses, cross-country skiing, and relaxing in a private, serene setting surrounded by nature, enhanced with outstanding scenery, groomed trails, and natural carved statuary.

Spring/Summer/Fall

- Archery practice
- Water skiing – on our lake or nearby large lakes (Sand Lake, Devil's Lake, Wampler's Lake, etc.)
- Sailboating
- Paddleboating
- Canoeing
- Hiking
- Trail riding/Bikes
- Fishing
- Jet skiing
- Patio boating
- Swimming
- Camping/Outside tent
- Golfing
 - Hills' Heart of the Lakes (refined, 500 Case Rd, Brooklyn, 517-592-2110)
 - Ella Sharp (refined, 2800 Fourth St., Jackson, 517-788-4066)
 - Grande (refined, very challenging) 1579 Floyd Ave., Jackson, US-127 S of M-50, 517-768-9494, <http://www.grandegolfclub.com>)
 - Wolf Creek (somewhat refined)(6363 Burton Rd, Adrian, [Springfield Rd, S of M-50, to Wolf Lake Rd])
 - Cascades (1992 Warren Ave., Jackson, 517-788-4323)
 - Calderone (4490 Willis Rd., Grass Lake, 877-686-1472)
 - Clark Lake (semi-refined, 517-592-6259, 5535 Wesch, Brooklyn)
 - Devil's Lake (semi-refined, across from ReMax on US-223)
 - Irish Hills (semi-refined, 8421 Sports Park Dr)
 - Greenbrier (rustic, S of Hayes Park)
 - Lakeland Hills (5125 Page Ave, Leoni Twp – off Page on Vandercook Lk)
 - Raisin Valley Golf Club (4057 Comfort Rd., Tecumseh, 517-423-2050)
- Horseback Riding (here or at nearby Storer Camp)
- Bicycling
- Hunting (bow & arrow, on property)
- Hunting (guns, nearby hunting preserves)
- Sharon Valley Hunting Preserve (for rifle target practice)
- Paintball
- Auto races
- Baseball or whiffleball at the property
- Touch football at the property
- U-M athletic and cultural activities
- Table tennis
- Foosball Tournament
- Pool table
- Basketball hoop

CKL ACTIVITIES

Winter

- Table Tennis
- Pool table
- Foosball Tournament
- Hiking
- Paintball
- Cross country skiing
- Sliding/Sledding
- Snow Shoeing
- Horseback Riding (on the property or at nearby Storer Camp)
- Hunting (bow & arrow, on property)
- Hunting (guns, nearby hunting preserves)
- Ice skating
- Ice sailing
- Ice fishing
- Snowmobiling
- Archery range