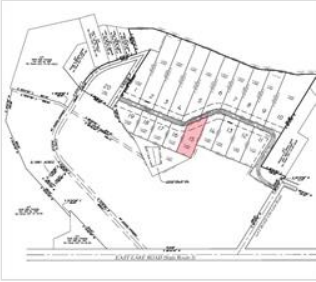


Cross Property Client Full

Vacant Land Property



MLS#: **160785** Status: **ACT** Area: **14** Type: **RES** L/Price: **\$200,000**
Address: **109 EDGEWATER Drive** Lot#: O/Price: **\$200,000**
City: **North East** Zip: **16428** Sub: Zoning: **R-2**
Municipality: **North East Township** Schools: **NORTHEAST**
Co Index: **[37-013-025-0-215.00](tel:37-013-025-0-215-00)**
Co Index 2:
Ap LotSz: **171x198** SqFt: **28532/PLANS** Acreage: **0.66**

GENERAL INFORMATION

Lot Desc: **FLAT, LKACSS, LKVIEW, REMARKS** WoodedAcres:
Pres Use: **Vacant** ClearAcres:
Best Use: RR Sdng: Mineral Rts:
ExStruct: / Gas/Oil Lse: **NO**
Site Study: **N** Restrct: Survey: **Y**
Easemnt: Wetland Study: **Y**
Audio/Video Rcrd Device on Premise: **No**

AVAILABLE UTILITIES

Electric: Water: **PUBLIC** Septic:
Gas: Sewer: **COMMNTY**

FINANCIAL INFORMATION

Deposit: **\$25,000** Assessed Value
County/Yr: **\$ / 2024** Land: **\$0**
School/Yr: **\$ / 2024** Imprv: **\$0**
City Twp/Yr: **\$ / 2024** Totl: **\$0**
Total Taxes: **\$0** Sellers Disclosure: **N**
Transfer Tax: **N/A**

Owner Finance

Dwn Pymt:
Terms:

\$SqFt: **\$7.01**
Restrictions:

Lease Terms

Annual:

Rmks: **Lakeview building lot in the new Edgewater Beach Subdivision (formerly the site of the Dohler Cottages). Steps from your own private beach. Lot not yet assessed for tax purposes. All new public utilities, electric, water, sewer, natural gas, have been installed. The new roadway is complete. This is truly a shovel-ready lot. Bring your own plans and builder. Only 8 lots of 20 remain.**

Recording Device Desc:

Dir: **Take East Lake Road east toward North East. Turn north on Gay Road. Turn west onto Lake Shore Drive to Lot 15.**

Megan Zimmerman

10/14/2025 10:26:03 AM