

REALTOR Report	For Sale	4513 Weathering Heights Road	\$1,100,000
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MLS # **1935807**
 Type **Vacant Lot/Land**
 Commercial **NO**
 Status **Active**
 City **Traverse City**
 Zip **49686**
 Lot # **1-4 +**
 County **Grand Traverse**
 Township **Acme**
 Section # **9**
 DevName **Weathering Heights**
 Qtr Section
 Town **T 27N**
 Range **R 10W**
 TypOwnrshp **Private Owner**
 Tax ID **01-730-001-00+**



Price Per Acre \$105,769.23

Body of Water Private/Shared Front Ft Lake Size Lot Dimensions IRREG Number of Acres 10.40 % Wet Acres % Open % Wooded % Tillable	School District Elementary School Middle School High School Annual Assn Dues Mfg Allow Dual MLS # IDX Listing Syndication	Traverse City Area Public Schools Courtade Elementary School Traverse City East Middle School Central High School Unknown Y Yes
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Owner **Walter Jedena Trust**
 PndDivAprv
 Summer Taxes **2087.36**
 Winter Taxes **509.32**
 Other Taxes

LEGAL DESCRIPTION:
 Lengthy legals - see Associated Documents

Year: Summer **2024**
 Year: Winter **2024**
 SEV **569,000**
 SEV Year **2025**
 Taxable Value
 PrncplRes **No**
 Assessment

DIRECTIONS:
 Weathering Heights sub off of 5 Mile Rd heading toward Acme.

List Ofc 1 - Ofc Nm Ph **REMAX Bayshore - W Bay Shore Dr TC - 231-941-4500**
 List Agent - Agt Nm Ph **Robert Brick - 231-715-1464**
 List Agent - E-mail **hello@brickcorbett.com**
 ListTeam - Team Name **Brick & Corbett**
 List Ofc 2 - Ofc Nm Ph
 List Agt 2 - Agt Nm Ph
 List Agt 2 - E-mail
 Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail
 SellTeam - Team Name

LstAgType List Date Pending Date Close Date Original Price Sold Price Financing Seller Concessions If Yes, \$ Amt Days On Market	Exclusive Right to Sell 6/30/2025 \$1,100,000 14
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WATER FEATURES	Water View, Bay View	WATER AVAILABLE	Private Well
UTILITIES AVAILABLE	None	WASTE AVAILABLE	Municipal
ROAD	Blacktop	WATER INSTALLED	None
LAND FEATURES	Rolling, Hardwoods, Wooded	WASTE INSTALLED	None
EXTERIOR FEATURES	Bay View	ZONING/USE/RESTRICTIONS	Residential, Platted Subdivision
DEVELOPMENT AMENITIES	None	TERMS	Conventional, Cash
MINERAL RIGHTS	Unknown	DOCUMENTS ON FILE	Other, Lengthy Legal

Public Remarks:

Welcome to Weathering Heights, a rare development opportunity in Traverse City offering five private, wooded parcels with beautiful elevated views of East Bay. Nestled in a quiet, natural setting, each lot offers a unique vantage point and the potential to build custom homes surrounded by mature trees and Northern Michigan's natural beauty. Located just minutes from downtown Traverse City and a short drive to Elk Rapids, this property combines privacy with convenience—close to dining, shopping, marinas, and area beaches, yet tucked away from the bustle. Whether you're an investor, developer, or builder seeking a scenic, well-located project site, Weathering Heights offers a prime location with the flexibility and visual appeal to attract future buyers.

Agent Only Remarks:

See Associated Docs for all legal descriptions and tax parcel id #'s. Taxes and SEV figures reflected are the combined totals for all parcels. Listing data, including, measurements, & supplemental documents have been obtained from third party sources and/or the seller. Information is deemed reliable but cannot be guaranteed for its accuracy. Independent verification should be made by the purchaser prior to closing. For questions or offers please contact Bob Brick bob@brickcorbett.com/231.342.3232.

Third Party Remarks:

Showing Instructions:

Vacant land - go and show. Please schedule all showings via Showingtime. For assistance, please call our office: 231.941.4500.