

LABELLE MANAGEMENT

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Licensed Broker

LUXURY CONDOMINIUMS ON EAST GRAND TRAVERSE BAY

1861 US 131 North • Traverse City, MI 49686

Attractions:



The Sugar Beach Villas welcomes you to gorgeous Northern Michigan. Traverse City offers year-round entertainment, fantastic dining, beautiful scenery and much more. While living at the Sugar Beach Villas you will enjoy breathtaking views of East Grand Traverse Bay everyday and the convenience of area activities and interests. With so much to do, see and enjoy we can't think of any reason you wouldn't want to live at the beautiful Sugar Beach.

Traverse Area Recreation Trail

This ten-mile paved non-motorized trail is a popular crosstown route for cyclists, inline skaters, walkers and runners. It is directly across the street from your new home.

Sleeping Bear Dunes National Lakeshore

A spectacular natural site and great excursion for the kids, along the edge of Lake Michigan for three miles and includes 72,000 acres.

Jumpin' G's

Free delivery of jet skis, pontoon boats, ski boats, jet boats, kayaks and water trampolines. Fast, new equipment. Hourly, daily, weekly. Located next door at the Sugar Beach Resort Hotel.

The Grand Traverse Dinner Train

Enjoy three hour gourmet dinner trips and midday luncheon excursions. See the Grand Traverse area in style!

Traverse Tall Ship Company

"Manitou" is constructed with modern materials, but similar in design to vessels that sailed 100 years ago. Sail the "Manitou" today!

The Grand Traverse Lighthouse

The Grand Traverse Lighthouse is located at the northern tip of the Leelanau Peninsula, nine miles north of Northport in the Leelanau State Park. The lighthouse was built in 1858 at its present location at the northern end of Cathead Bay.

Interlochen Arts Festival

A wide range of artistic talent and style with performances year round.

Manitou Islands

Situated west of Leland, the Islands are the southern most of an island chain that extends north to the Straits of Mackinac.

Downtown Traverse City

Shopping, events and dining. The downtown district offers unique shops and great restaurants.

Traverse City Hang Gliders/Paragliders

Enjoy a day or two floating down gentle sand dunes near beautiful Lake Michigan. Paragliding offers fun and excitement for the whole family. Experience the joy of slow flight just a few feet above the ground.

Grand Traverse Balloons

Enjoy beautiful flights in any of the four seasons.

Pirate's Cove Adventure Park

Pirate's Cove offers your family 36 holes of Miniature Adventure Golf, the Pirates Plunge Water Coaster, Kiddy Indy Cars and Jeeps, and Bumper Boats. Across the street from your new home!

Nauti-Cat Catamaran Sailing

Experience a unique style of sailing adventure aboard the catamaran Nauti-Cat, setting sail daily on West Grand Traverse Bay.

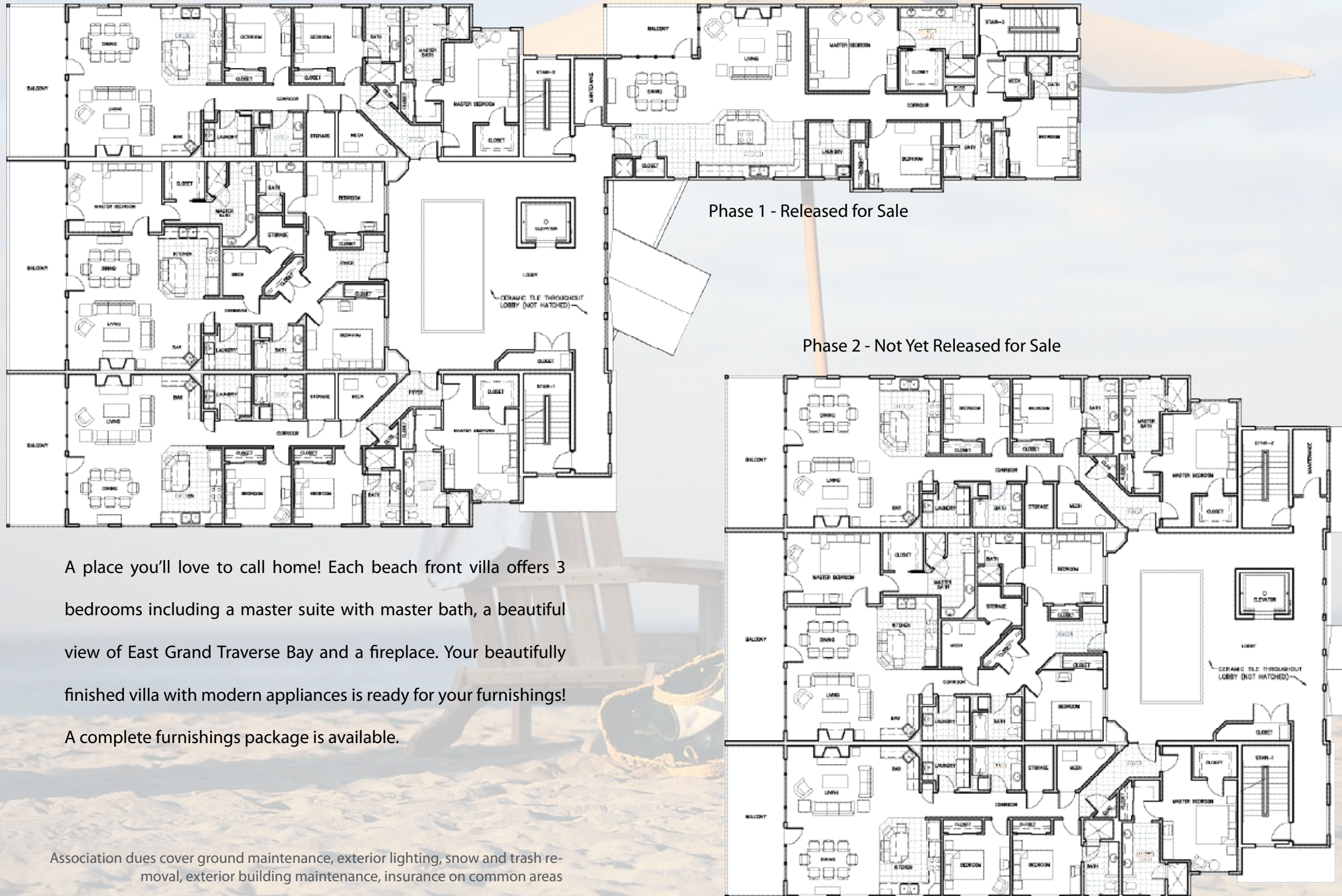
Pisces Charters

Northern Michigan's premier sport-fishing yacht located on East Grand Traverse Bay.





Amenities & Plan



- ❖ Three bedrooms
- ❖ Three bathrooms
- ❖ Ceramic tile flooring in foyer, bathrooms and kitchen
- ❖ Spacious living room
- ❖ Wet bar
- ❖ Private deck overlooking East Grand Traverse Bay
- ❖ Gas log fireplace
- ❖ Central air conditioning, Gas forced air heat
- ❖ Washer & dryer
- ❖ Kitchen amenities include top of the line appliances
- ❖ Granite countertops
- ❖ Spacious one car garage with ample storage
- ❖ Secure entrance
- ❖ Built in gas grill
- ❖ Open floor plan with incredible views of Lake Michigan from the living and dining areas as well as the kitchen
- ❖ Swimming pool, work out & exercise room, game room
- ❖ 375' of beautiful sugar sand beach
- ❖ Secure owner storage
- ❖ Elevator
- ❖ High-speed wireless internet access
- ❖ Optional housekeeping available for a fee

A place you'll love to call home! Each beach front villa offers 3 bedrooms including a master suite with master bath, a beautiful view of East Grand Traverse Bay and a fireplace. Your beautifully finished villa with modern appliances is ready for your furnishings! A complete furnishings package is available.

Association dues cover ground maintenance, exterior lighting, snow and trash removal, exterior building maintenance, insurance on common areas



Site Plan



East Grand Traverse Bay



US 31 North

The view of the tranquil Traverse Bay sunset from the balcony of your own beachfront condominium....This defines a reward well-earned for the precious few who invest in a lifestyle change at the Sugar Beach Villas.

Located on the most pristine stretch of white sand beach on the East Traverse Bay, the site for the Sugar Beach Villas rivals the finest waterfront locations in the world. The Sugar Beach Villas engender the privacy of an enclave of beautiful condominium homes on one of the world's most desirable fresh water lakes, while also providing you and your guests access to the myriad of amenities that the adjacent Sugar Beach and Grand Beach Resorts have to offer.

Purchase Price

Sales Prices

Viewed From The Water



BUILDING 1-12 UNITS
(Must be built)

9 BEACH FRONT UNITS

3 COURT
YARD UNITS

| | | | |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| SOLD #3001 2160 sq. ft. | SOLD #3002 2160 sq. ft. | SOLD #3003 2260 sq. ft. | \$750,000 #3004 2160 sq. ft. |
| SOLD #2005 2160 sq. ft. | \$695,000 #2006 2160 sq. ft. | \$750,000 #2007 2260 sq. ft. | \$650,000 #2008 2160 sq. ft. |
| \$449,000 #1009 2160 sq. ft. | SOLD #1010 2160 sq. ft. | \$795,000 #1011 2260 sq. ft. | \$795,000 #1012 2160 sq. ft. |

PROPOSED BUILDING 2-9 UNITS
(Need not be built)

9 BEACH FRONT UNITS

| | | |
|-----------------------|-----------------------|-----------------------|
| #3013 2160 sq. ft. | #3014 2260 sq. ft. | #3015 2160 sq. ft. |
| #2016 2160 sq. ft. | #2017 2260 sq. ft. | #2018 2160 sq. ft. |
| #1019 2160 sq. ft. | #1020 2260 sq. ft. | #1021 2160 sq. ft. |

- ✦ Prices subject to change without notice. For every 2 units sold, prices will increase.
- ✦ All units include appliances
- ✦ All units unfurnished

✦ Will be priced when released for sale