



HAYDEN OUTDOORS.
REAL ESTATE



Chenango Lake Preserve

147.00 Acres | Livingston County, MI | \$4,590,000



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147.00 Acres | 6458 Richardson Road, Howell, MI 48843 | \$4,590,000

Livingston County

Summary:

Welcome to Chenango Lake Preserve, a rare gem in Livingston County where solitude and serenity awaits at this spectacular 147 +/- acre property that consists of beautiful heavily wooded hilly terrain and a park-like setting overlooking spring fed Chenango Lake. This year-round recreational playground, family estate, corporate retreat or a combination of many amazing uses is only 5 miles from the highly desirable downtown Brighton. Properties like Chenango Lake Preserve only become available once in a lifetime.

Property Description:

As you enter this pristine property, a beautiful private road takes you through a mile long tunnel of trees to the heart of this Pure Michigan Paradise where you'll find the secluded spring fed Chenango Lake. This one-of-a-kind property has over 1,200 feet of lake frontage on the 29-acre all-sports Chenango Lake that is surrounded by over 1,500 acres of undeveloped state land. Chenango Lake Preserve boasts being the only private owned land on Chenango Lake. The majestic Oak, Maple and Pine Trees line the ridges of the hilly wooded terrain on the property and around the lake. The Oak and Maple Trees change from an emerald green in the summertime to gorgeous vibrant colors in the early to mid-fall.





Chenango Lake Preserve

The 3,000 square foot lodge is nestled in the perfect spot overlooking Chenango Lake. The Lodge features a spectacular large, covered wrap-around screened in porch with beautiful lake views.

There is a comfortable 1,200 square foot 3 bedroom 1 1/2 bath ranch style home near the entrance of the property right off Richardson Road.

The property also has 5 cabins on the property for guests to stay including the following:

Lakeview Cabin – This 2,750 square foot cabin sleeps 40 people and includes Men and Women bathrooms with showers and has electric power with a forced air furnace.

Ridgeview Cabin – This 2,620 square foot cabin also sleeps 40 and has the same amenities as the Lakeview Cabin.

The remaining 3 cabins range in size from 440 square feet to 840 square feet and all have electricity & water and can accommodate guests for various events on the property.

Excellent Deer, Turkey, Waterfowl and Upland Game Bird hunting.

Great Fishing in spring fed Chenango Lake for Largemouth Bass, Pike, Crappie and Bluegill.

Enjoy Boating, Kayaking, Paddle Boarding and Canoeing on Chenango Lake.

The trail system throughout the property is perfect for Horseback riding, Hiking, Mountain Biking and ATVs.

There's 1,500 acres of Brighton State Recreation Area that borders the property and offers several miles of horseriding trails making Chenango Lake Preserve the ultimate Equestrian Property. This Brighton State Recreation Area significantly expands the footprint and possibilities of Chenango Lake Preserve.

Wintertime activities include Snowmobiling, Ice Fishing, Cross Country Skiing, Snow Shoeing and Ice Skating. Down Hill Skiing is available at Mt. Brighton which is 5 miles away.

The nearby award-winning Timber Trace Golf Course, rated one of the top public golf courses in Michigan, is only 10 minutes away.

Chenango Lake Preserve checks all the boxes for the outdoor recreation enthusiast!

More About The Property:

The 3,000 square foot lodge is nestled in the perfect spot overlooking Chenango Lake. The Lodge features a spectacular large, covered wrap-around screened in porch with beautiful lake views. The perfect spot to enjoy your morning cup of coffee with mother nature and watch the day come alive or enjoy the magnificent sunsets over Chenango Lake. The majestic two-sided indoor-outdoor stone fireplace can be enjoyed outside from the screened in porch area and also on the inside of the charming rustic lodge. The natural wood burning fireplace is a popular spot for guests to gather and relax with family and friends.

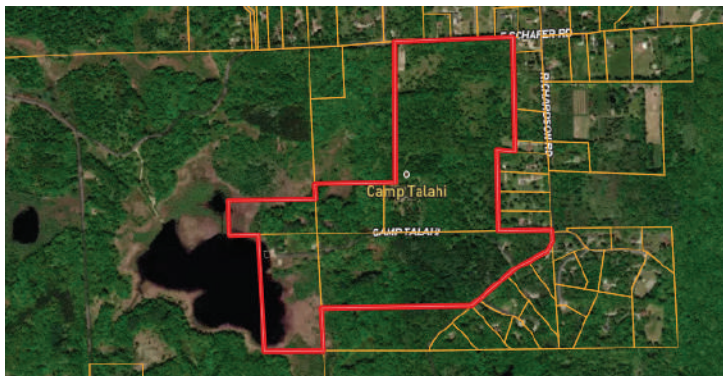


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Directions:

The property address is: 6458 Richardson Road, Howell, Michigan 48843 – Hamburg Township – Livingston County.

The property is located just 5 miles from the very popular downtown Brighton. 23 miles west of Novi and the Metro Detroit Area. 46 miles to the Detroit Metropolitan Airport – Wayne County.

Contact Denny Doyle for your personal showing.



Denny Doyle

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