

# Hoisington Lake – Hidden Shores Drive

10.23 Acres | Livingston County, MI | \$1,850,000



HAYDEN  OUTDOORS



# Hoisington Lake – Hidden Shores Drive

TOTAL ACRES:

10.23

PRICE:

\$1,850,000

COUNTY:

Livingston County

CLOSEST TOWN:

Fenton, MI

*Presented by*



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### **Property Summary**

Welcome to Hoisington Lake, a hidden gem in Livingston County! Experience refined luxury living at 8035 Hidden Shores Drive in Fenton. This beautiful 5,100 + square foot custom home offers 5 bedrooms, 5 full bathrooms, a finished basement and 3 car attached garage. Set on 10.23 acres with over 350 feet of lake frontage, this stunning home captures spectacular views of Hoisington Lake and provides ample space for relaxation and entertainment.





## Activities & Amenities

Beach Access  
Boating/Sailing/Rafting  
Dock/Pier  
Fishing  
Pond/Lake  
Water Access  
Water View  
Waterfront  
Wooded

## Land Details

Address: 8035 Hidden Shores Drive,  
Fenton, Michigan 48430, USA  
Subdivision: 8035 Hidden Shores  
Drive, Fenton, MI 48430  
Closest Town: Fenton  
Total Acres: 10.23  
Zoning: Residential

## Building Details

Homes: 1  
Stories: 2  
Bedrooms: 5  
Full Bathrooms: 5  
Basement: Full finished  
Parking Types: Attached Garage  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air  
Appliances: Dishwasher, Garbage Disposal,  
Dryer, Refrigerator, Hot Water Heater,  
Microwave, Oven, Stainless Steel, Washer  
Flooring: Hardwood  
Siding: Stone & Vinyl  
Roofing: Asphalt  
View: Lake, Private, Scenic, Water





## Land

### **Solitude and Serenity await at this one-of-a-kind lakefront home!**

Take advantage of the rare opportunity to become one of only four homeowners on Hoisington Lake! Hoisington Lake is a spring-fed 125-acre all-sports lake in northern Livingston County that is one of three lakes (Lobdell, Bennett and Hoisington) in this chain of lakes. Hoisington Lake lies within the Denton Creek sub-watershed of the North Ore Creek sub-watershed of the Shiawassee River watershed. The primary inlet is Denton Creek, and a secondary inlet comes from Clough Lake. The primary outlet flows into and provides easy boat access to Bennett Lake and Lobdell Lake.

The home and property are nestled on 10.23 acres off of a well-maintained dead end private road. The majestic Oak and Maple Trees line the ridges of the hilly wooded terrain on this beautiful property and around the lake. The trees change from an emerald green in the summertime to gorgeous vibrant colors in the early to mid-fall. The property is located on the south side of Hoisington Lake which gives you that northern exposure providing spectacular sunrise views to the east and sunset views to the west.







## Improvements

Built in 2020, this stunning custom home offers over 5,100 square feet of beautifully finished living space. The open layout features 5 bedrooms and 5 full bathrooms, complemented by an oversized, fully finished 3 car garage. The primary suite opens directly onto the patio and includes a spa-inspired ensuite with in-floor heating, heated towel rack, automated window blinds as well as his and hers walk-in closets complete with built-in cabinetry. The gourmet kitchen showcases luxury Jenn-Air appliances including two refrigerators, touch activated faucet, a pot filler faucet, a warming drawer, a large pantry, wine storage, and an expansive island perfect for entertaining.

The home's thoughtful layout continues with the office with its beautiful lake-view, four additional bedrooms and four full luxurious spa-like bathrooms. The impressive separate laundry room features 2 washers and 2 dryers with built-in storage. The finished basement is ideal for entertaining with the custom stone sided bar and rich, live-edge wood countertop being a stunning focal point.

The outdoor living spaces are equally impressive. Three sets of double-wide full glass doors open from the living room to a beautiful, covered patio featuring a premium four-person hot tub that is also easily accessible from the primary bedroom. The covered patio is finished off with a tongue and groove ceiling and ceiling fans while the deck is constructed with high quality and low maintenance composite decking that gives you that natural wood look.





### Additional upgrades include:

- Custom "white oak" wood floors throughout the home taken from oak trees from the property.
- Living room features a modern electric wall mount fireplace with a spectrum of vibrant, customizable flame colors.
- Heated tile floor in mudroom and both main floor bathrooms.
- Reverse osmosis systems hooked up to both refrigerators, Keurig Coffee Maker and bar ice maker.
- Built-in wet bar with sink, refrigerator and custom cabinets. Ideal for entertaining.
- Hard wired network throughout the house offers faster and more reliable internet speeds compared to Wi-Fi.
- 30 feet x 50 feet pole barn with two overhead doors and upstairs storage. Ideal for storing work equipment and toys.
- Greenhouse with rainwater catchment system to water garden.
- 300-foot custom boardwalk provides easy access to the lake.
- Finished basement is built and designed to accommodate a wood or gas fireplace.
- Finished basement is equipped with a pool table, foosball table, shuffleboard table and home gym.
- Theatre Room in basement.
- Main floor bathroom is handicap accessible.
- Security cameras in multiple locations on the exterior of the house.
- Abundant storage areas throughout the home including an upstairs room that has plumbing and could be easily turned into a kid's playroom.







## Recreation

### **There are endless Recreational Possibilities in this part of Livingston County!**

Hoisington Lake is one of three all-sports lakes in this Chain of Lakes with the other lakes being Bennett Lake and Lobdell Lake. Enjoy Boating, Jet Skiing, Water Skiing, Wakeboarding, Tubing, Fishing, Kayaking, Canoeing and Paddle Boarding on all three of these beautiful spring-fed lakes.

The minimal boat traffic on Hoisington Lake makes this the ideal lake for Paddle Boarding, Kayaking, Fishing or going for a relaxing pontoon ride and taking in the spectacular views. Gives you that Pure Michigan Up-North feel without the long drive. Only 45 minutes to the metro Detroit area!

Hoisington Lake, Bennett Lake and Lobdell Lake all offer great fishing for Walleye, Largemouth Bass, Smallmouth Bass, Pike, Crappie and Bluegill. The Lobdell-Bennett Lake Association has a very successful fish stocking program for Walleye, Crappie and Bluegill. Many of these fish migrate to Hoisington Lake making this lake an excellent fishery.

What makes this chain of lakes especially enjoyable is the convenience and community around it—you can boat right up to a marina and party store for supplies and gas or stop at one of the two lakeside restaurants for a great meal with spectacular views. It's a fun, social, and scenic place to spend time on the water.

The popular Coyote Preserve Golf Club is only 4 miles away and offers a challenging & immaculately maintained Arnold Palmer Signature course, fully stocked Pro Shop, comfortable Clubhouse and extensive event menu.

Deerfield Hills Nature Area is a 365-acre park and just 3 miles away. The park offers several trails for hiking, jogging, mountain biking and horseback riding. The area is mostly lush rolling woodland and offers great views of Deer Creek that flows through the park along with great views of Bennett Lake. Great trails to explore with the family, dog or by yourself.

The charming downtown Fenton offers a variety of great restaurants and great shopping at unique boutiques. The area also has outdoor attractions like the Fenton Farmer's Market and walkable streets with a gazebo and river views.







### **Chain of Lakes: Hoisington Lake – Bennett Lake – Lobdell Lake**

Hoisington Lake is a 125-acre, spring-fed lake in northern Livingston County, Michigan, supporting both warm- and cool-water fish species. It is one of three lakes in a connected chain with Lobdell and Bennett. Located within the Denton Creek and North Ore Creek sub-watersheds of the Shiawassee River system, Hoisington reaches a depth of 62 feet. Denton Creek is the primary inlet, with a secondary inlet from Clough Lake, and its outlet flows into Bennett Lake. Water levels across the chain are maintained by the Argentine (Wolcott) Dam. The lake's 11.5-mile catchment is largely forested and minimally developed, making Hoisington a rare, lightly developed inland lake in southeast Michigan.

Bennett Lake, a 150-acre lake northwest of Hoisington, also lies within the North Ore Creek and Shiawassee River watershed. North Ore Creek flows from Hoisington into Bennett and then north to Lobdell Lake. Bennett is a warm-water, mesotrophic lake with an irregular shoreline and two basins: a deeper western basin reaching 57 feet and a shallow marsh-dominated eastern basin with one 20-foot zone. Shoreline development includes about 60 residences, primarily on the west basin, while the east basin remains undisturbed wetland habitat.

Lobdell Lake is a 545-acre lake north of Bennett with a maximum depth of 78 feet. Connected to Bennett Lake by a channel under Bennett Lake Road, it is the second-largest lake in the Fenton/Linden area. Its lakebed varies from marl and sand to peat and gravel. Known for its numerous islands—including Bluegill, Turtle, and Stages—Lobdell is a popular destination for boating, jet skiing, water skiing, and wakeboarding.

### **Region & Climate**

Fenton, Michigan is located in Southeast Michigan and has four distinct seasons. The average summertime temperature is a comfortable 79 degrees, and the annual snowfall is approximately 32 inches.







## Location

The property address is: 8035 Hidden Shores Drive, Fenton, Michigan 48430 – Tyrone Township – Livingston County.

The property is located just 7 miles from the popular downtown Fenton and 5 miles to Linden.

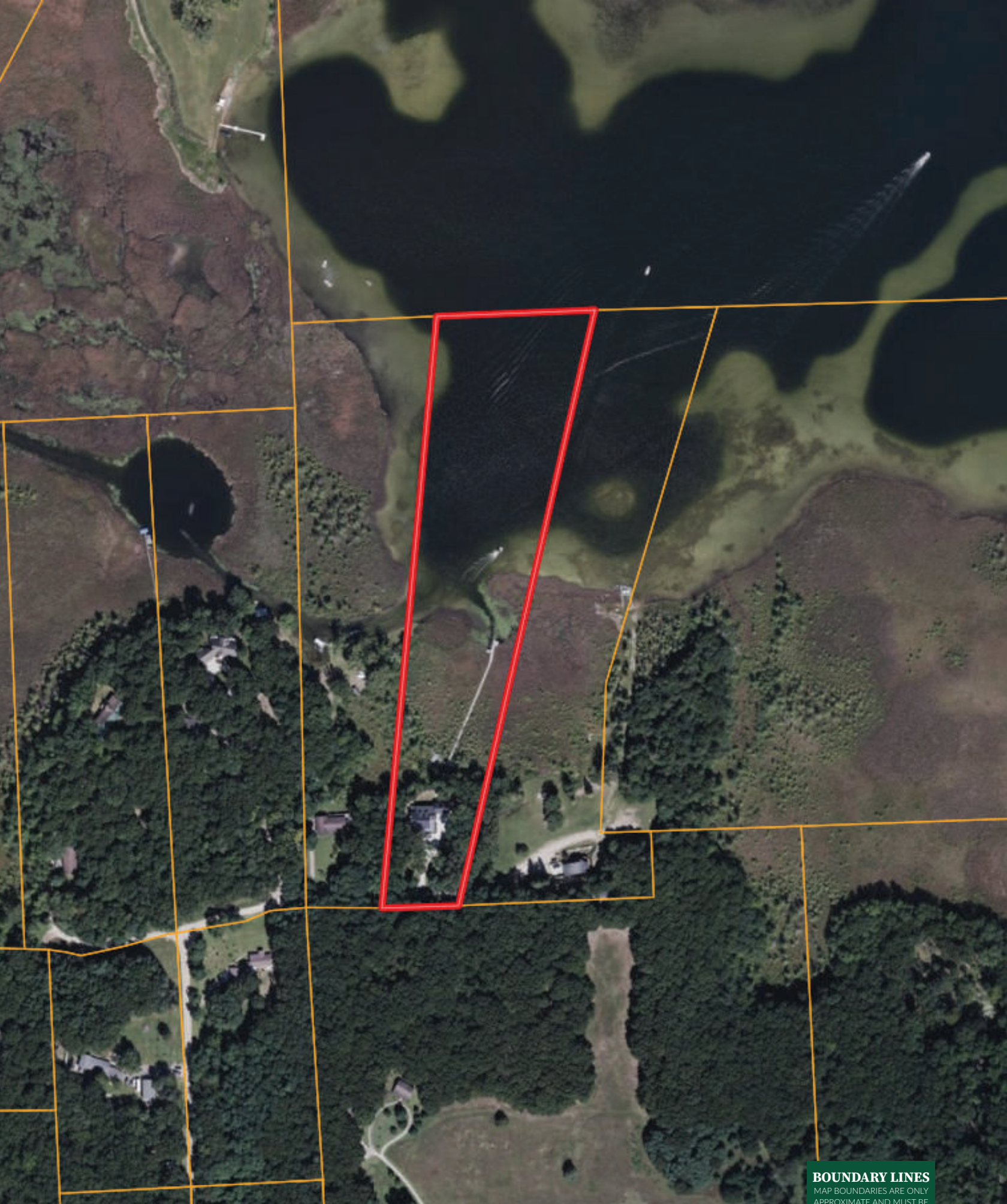
- 4.5 miles to U.S. 23.
- 21 miles to downtown Brighton.
- 22 miles to Flint Bishop International Airport.
- 48 miles Detroit Metropolitan Airport (DTW).
- 37 miles to downtown Ann Arbor.
- 34 miles to Novi.
- 59 miles to Downtown Detroit.
- 4 miles to the Coyote Preserve Golf Club.








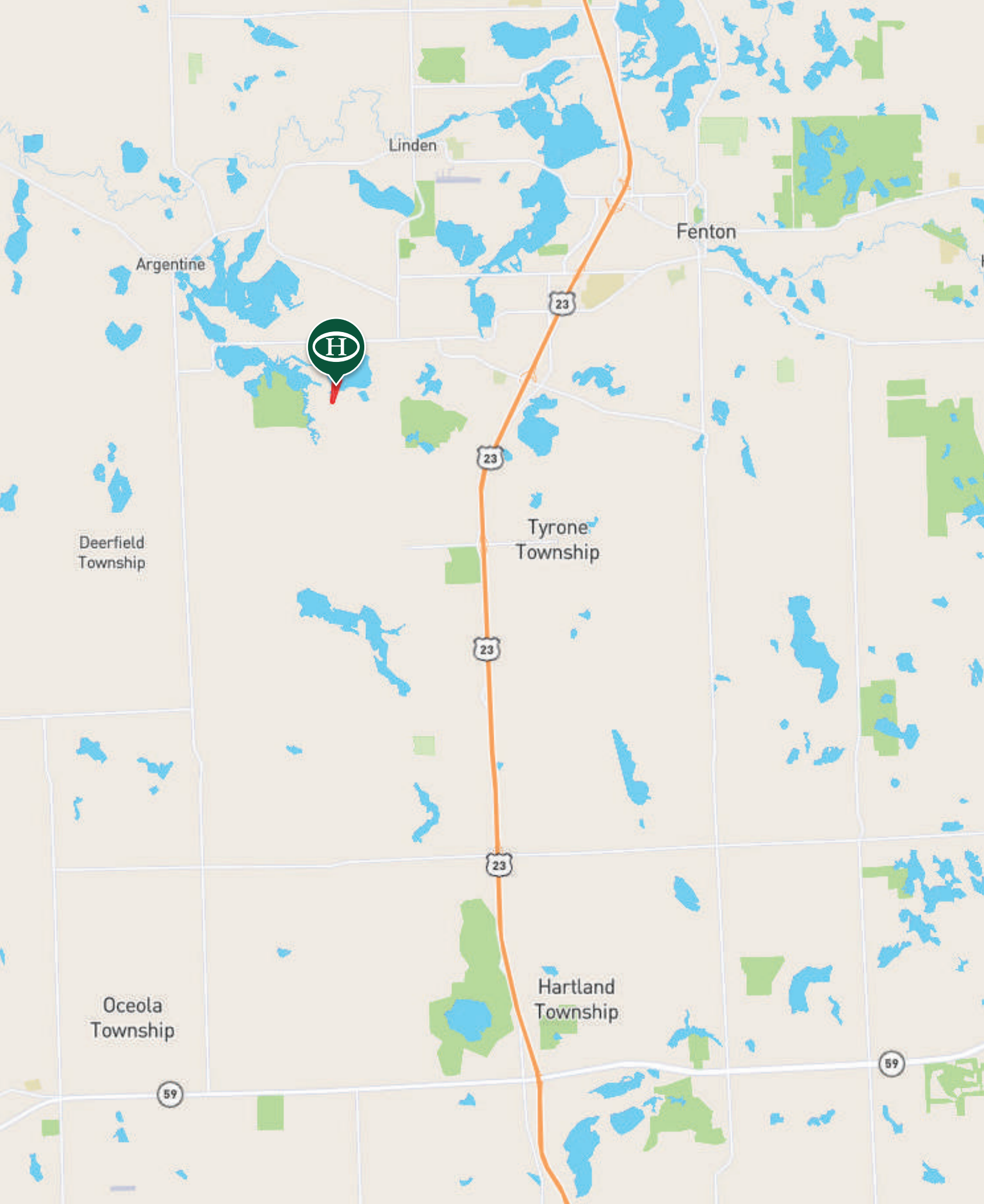




 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.









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**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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*- RICK STEINER, SELLER/BUYER*

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

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At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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