# 3701 NORTH BAY DRIVE

## PROPERTY FEATURES & UPDATES

### LAKE-AREA LIVING • WOODED PRIVACY • OUTDOOR ENTERTAINING

**WELCOME HOME TO A PEACEFUL CUL-DE-SAC SETTING**
Enjoy the rare combination of **wooded privacy, natural beauty, outdoor living spaces, and proximity to North Bay Beach and Lake Michigan**. Set on a beautiful **0.73-acre parcel** with a natural stream and ravine, this property offers a tranquil setting while keeping you close to the best of lake-area living.

### FEATURED UPDATES

- **Freshly painted exterior — August 2026**
- **Large three-season room freshly stained inside and out — August 2026**
  *(Exterior stain will naturally patina to a beautiful vintage red over time.)*
- Master bedroom carpet replaced
- Master bath vent fan replaced
- Ceiling fans replaced in four bedrooms
- Updated flooring on stairs leading to the lower-level recreation room and in the recreation room
- Carpet in remaining upper-level rooms to be replaced by closing with the right offer ( bedrooms and hallway potentially have hardwood floors under carpet, bonus flex space above garage does not)

### OUTDOOR LIVING & SETTING

- **Beautiful 0.73-acre wooded parcel** with natural stream and ravine
- **Peaceful cul-de-sac location**
- **Partial Lake Michigan views**
- Enjoy the shoreline anytime you like -the Gate at the bottom of the ravine provides a short walk to **North Bay Beach**
- Fully fenced backyard offering privacy and room to enjoy the outdoors
- **Large three-season room**—ideal for relaxing, entertaining, and enjoying the surrounding landscape
- Back courtyard patio perfect for outdoor dining and entertaining
- Front patio for relaxing and enjoying the surroundings
- Dedicated fire pit area for gatherings under the stars
- Charming garden shed for storage, gardening, or hobbies

### SPACIOUS & VERSATILE FLOOR PLAN

- **Five bedrooms with built in dressers**
- **Two full baths + two half baths**
- Finished lower level with additional living/recreation space
- Second-floor flex space ideal for an office, playroom, studio, or guest area
- Main floor features:
    - Living room
    - Dining room
    - Kitchen
    - Den
    - Two fireplaces adding warmth and character
    - Convenient first-floor laundry with laundry chute
- Hardwood floors throughout the main level
- Loads of natural light throughout the home

## GARAGE & CONVENIENCE

- **Two-and-a-half-car attached garage**
- Garage includes water
- Functional spaces throughout the home designed for everyday living and entertaining

## LOCATION HIGHLIGHTS

- Steps to North Bay Beach
- Short drive to the marina
- Convenient to North Beach
- Close to the zoo
- Just a few blocks to grocery store
- Walking distance to lighthouse
- Short drive to Down Town
- **Partial Lake Michigan views**
- Enjoy the privacy of a natural wooded setting while remaining close to lake-area recreation and amenities

## A SPECIAL COMBINATION

**Wooded privacy. A peaceful cul-de-sac. Lake Michigan views. A short walk to the beach. Multiple outdoor entertaining areas. A spacious and flexible five-bedroom home.**

**3701 North Bay Drive offers an exceptional opportunity to enjoy the character and privacy of a natural setting with the lifestyle benefits of being close to the lake.**