LAKEFRONT AIRSTREAM COTTAGE · CHARLEVOIX COUNTY

5700 Blue Gill Bend

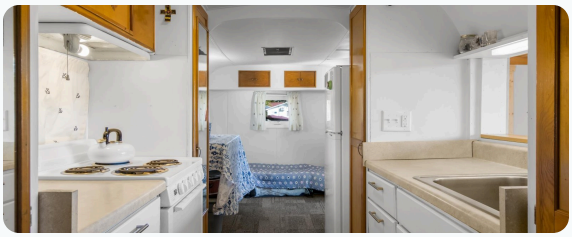
Ellsworth, MI 49729 · South Arm Township · Six Mile Lake

$289,000

MLS 1951074 · $548 / sq ft

Listed by Julia Pietrowicz, Keller Williams Northern Michigan







1 + loft	1	527	0.36	1956	66'
BEDROOM	FULL BATH	SQ FT	ACRES	BUILT	FRONTAGE

THE WATER

Six Mile Lake · all sports

66 feet of private frontage on Six Mile Lake, part of the Upper Chain of Lakes. The lot sits right beside the neighborhood beach, so the view on that side stays open because nobody can build there.

There is a dock, a big composite deck facing the water, and a 12 x 16 shed for the kayaks and lake gear.

ALL SPORTS · CHAIN OF LAKES · DOCK · NEXT TO THE BEACH

THE AIRSTREAM

The camper is still in there

The cottage was built around an antique Airstream and remodeled from the studs out. The galley kitchen is the camper, and a little window in the living room wall by the bathroom shows the back of the original trailer.

Sleeping loft, wood ceilings, gas log fireplace. It sells furnished.

PAYING FOR IT

Plan on cash

The listing allows cash or conventional, and the listing agent notes a portfolio loan may be possible. A house with a camper inside is hard for most lenders to appraise, so line up cash or a portfolio lender before you fall for it.

WHAT TO KNOW BEFORE YOU WRITE

A summer place unless you pay to plow

Seller pays $1,710 a year
2026 taxes

There is no road agreement and the seller has not paid for plowing. For winter use, a buyer would pay to plow from Blue Gill Bend to the house (full-time residents share the cost of plowing the subdivision roads).

SYSTEMS

Private well · propane heat · gravel drive · no garage · no laundry

FURNISHED, WITH A FEW EXCEPTIONS

Seller keeps the small end table by the couch and some kitchen items and dishes

Taxes reset when you buy: taxable value uncaps at transfer, so plan on more than the seller pays today. Ask me and I will run it with the township's current millage. There is an annual association fee; the amount is not in the listing, so get it in writing. All figures from the listing; verify with South Arm Township and Charlevoix County.

Adrianna Berlin, REALTOR®

The Local Element · thrivehomesgr.com · adriannaberlin@gmail.com

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