

Hope Creek Lodge Additional Information

***Note:** House was built and is still owner by the original owners! The wood on walls and ceiling throughout lodge were harvested from wood on property!! 😊

Financial:

- Currently listed on Air B & B @ \$1,450.00 per night and getting bookings! 😊
- There is a forestry program in place to maintain wildlife and give tax breaks by about 30% to 40%
- 833 acres and includes all oil, gas, and mineral rights

Main (Entry) Floor:

- Great Room with vaulted ceilings
- 3 Door walls that go out onto the deck; are all UV tinted
- Master Bedroom on main level with full bathroom
- ½ bath for guests
- 2 Staircases that lead to upstairs and lower level
- Some Windows are newer and have UV protection
- Front door is a special out swing door with extra security rods that go into wall so it cannot be kicked in
- Laundry room has door going out to back of house

Upstairs Level:

- Accessible by 2 staircases
- Bedroom 1 - king with full bath in suite
- Bedroom 2 - queen with full bath (2 doors, 1 connected to the room and 1 leading to hallway for access by the bunk room.
- Bedroom 3- Huge Bunk room - 6 twin beds and has a Staircase that leads right into the bunk room providing extra privacy

Lower Walk-Out Level:

- Accessible by 2 staircases
- Bedroom 1 - King bed
- Bedroom 2 - Queen bed
- One full bathroom servicing walkout level
- Day bed in lower level living room (twin size)
- 2 sliding door walls at walk-out level

Garages & Pole Barn:

- Garage has 3 doors in front and one small pull-up door at the back of the garage for equipment to pass through and for access to backyard
- Garage has extra refrigerator w/ freezer and is heated (independent heater)
- Two new garage door openers
- Pole barn has a commercial cooler to hang deer and a woodworking shop that has diesel gas tank

Roof, Water/Well, Mechanical Features:

- House has approximately a 10-year-old metal roof
- There are two wells on property - one for the house and one for the old barns at other end of property. Well water for house was tested when it was converted to a 2" approximately 4 years ago and a new well was installed by the barns approximately 5 years ago. Well by barns was used to wash cars, orv's, and tractor etc.
- 2 furnaces- 1 is one year old
- 2 hot water heaters, 50 gallons each
- 2 air condition units

Furniture & Outdoor Equipment:

- All furniture is negotiable
- No mounts included
- Brand new 2023 Can-Am ORV is included,
- Pool table included
- Tractor included
- Wood working equipment included

Miscellaneous:

- 2 fireplaces: 1 on main floor, 2nd on lower walk-out level
- There are more than 13 miles of maintained trails
- Hope creek runs through the property starting at Londo Lake, ending at Lake Huron: Steelhead and trout can be fished
- There is a Tiki bar on one of trails to stop barbecue and have fire in fire pit! 😊