



Seller's Disclosure Statement

Property Address: 2875 Pointe Aux Barques Rd Port Austin MI 48467

Street

City,

State,

Zip Code

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the seller disclosure act. This statement is a disclosure of the condition and information concerning the property, known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty or any kind by the seller or by any agent representing the seller in this transaction, and is not a substitute for any inspections or warranties the buyer may wish to obtain.

Seller's Disclosure: The seller discloses the following information with the knowledge that even though this is not a warranty, the seller specifically makes the following representations based on the seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the seller's agent is required to provide a copy to the buyer or the agent of the buyer. The seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of property. THE FOLLOWING ARE REPRESENTATIONS MADE SOLELY BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE SELLER'S AGENT (S), IF ANY. This information is a disclosure only and is not intended to be part of any contract between buyer and seller.

Instructions to the Seller: (1) Answer all questions. (2) Report known conditions affecting the property, (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check N/A (non-applicable). If you do not know the facts, check UNKNOWN. EFFECTIVE JANUARY 8 1994, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	☒	☐	☐	☐	Lawn sprinkler system...	☐	☐	☐	☒
Dishwasher	☒	☐	☐	☐	Water heater	☒	☐	☐	☐
Refrigerator	☒	☐	☐	☐	Plumbing system	☒	☐	☐	☐
Water softener/Conditioner..	☐	☐	☐	☒	Hood/fan	☒	☐	☐	☐
Disposal	☒	☐	☐	☐	Well & Pump	☐	☐	☐	☒
TV antenna, TV rotor & Controls	☐	☐	☐	☒	Septic tank & drain field.	☒	☐	☐	☐
Electrical system.....	☒	☐	☐	☐	Sump pump	☒	☐	☐	☐
Garage door opener & remote control	☒	☐	☐	☐	City water system.	☐	☐	☐	☒
Alarm system.....	☒	☐	☐	☐	City sewer system	☐	☐	☐	☒
Intercom	☐	☐	☐	☒	Central air conditioning ...	☐	☐	☐	☒
Central Vacuum	☒	☐	☐	☐	Wall furnace	☐	☐	☐	☒
Attic fan	☐	☐	☐	☒	Humidifier	☐	☐	☐	☒
Pool heater, wall liner & Equipment	☐	☐	☐	☒	Electronic air filter	☐	☐	☐	☒
Microwave	☒	☐	☐	☐	Solar heating system	☐	☐	☐	☒
Trash compactor	☐	☐	☐	☒	Fireplace & Chimney	☐	☐	☐	☒
Ceiling fan	☒	☐	☐	☐	Wood burning system	☒	☐	☐	☐
Sauna/hot tub	☐	☐	☐	☒	Washer	☒	☐	☐	☐
					Dryer	☒	☐	☐	☐

Explanations (attach additional sheets if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property Conditions, Improvements & Additional Information:

1. **Basement/Crawlspace:** Has there been evidence of water?.....Yes ☐ No ☒
If yes, please explain No evidence.

2. **Insulation:** Describe if known: spray foam insulation

Urea Formaldehyde Foam Insulation (UFF) is installed? Unknown ☐ Yes ☐ No ☒

3. **Roof:** Approximate age if known: Summer 2024 leaks? Yes ☒ No ☐

4. **Well:** Type of well (depth/diameter, age and repair history, if known): NO

Has the water been tested? Unknown ☐ Yes ☐ No ☒ If yes, Date of last report/results: NO

5. **Septic tanks/drain fields:** Condition if known: Works fine, inspected 2026

6. **Heating system:** Type/approximate age: Boiler approx. 25 yrs, has been well maintained, service records available.

Buyers Initials _____

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Sellers Initials

AM MM

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7. Plumbing system: Type: Copper ☒ Galvanized ☐ Other ☐ Any known problems? NO
8. Electrical System: Any known problems? NO
9. History of infestation: If any, (termites, carpenter ants, etc.) NO
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property. Unknown ☐ Yes ☐ No ☒
- If yes, please explain:
11. Flood Insurance: Do you have flood insurance on the property Unknown ☐ Yes ☐ No ☒
12. Mineral Rights: Do you own the mineral rights? Unknown ☐ Yes ☐ No ☒
- If the answer to any of these questions is yes, please explain, Attach additional sheets, If necessary:

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, subject as walls, fences, roads, and driveways, or other features whose use or responsibility of maintenance may have an effect on the property? Unknown ☐ Yes ☒ No ☐
2. Any encroachments, easements, zoning violations or nonconforming uses? Unknown ☐ Yes ☒ No ☐
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowner's association that has any authority over the property? Unknown ☐ Yes ☐ No ☒
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? Unknown ☐ Yes ☐ No ☒
5. Settling, flooding, drainage, structural, or grading problems? Unknown ☐ Yes ☐ No ☒
6. Major damage to the property from fire, wind, floods, or landslides? Unknown ☐ Yes ☐ No ☒
7. Any underground storage tanks? Unknown ☐ Yes ☐ No ☒
8. Farm or farm operation in the vicinity: or proximity to a landfill, airport, shooting range etc.? Unknown ☐ Yes ☐ No ☒
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? Unknown ☐ Yes ☐ No ☒
10. Any outstanding municipal assessments or fees? Unknown ☐ Yes ☐ No ☒
11. Any pending litigation that could affect the property or the seller's right to convey the property? Unknown ☐ Yes ☐ No ☒

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

shared driveway w adjoining property legally covered in deed.

The seller has lived in the residence on the property from December 2017 (Date) to Present (Date)

The Seller has owned the property since December 2017 (Date)

The seller has indicated above the condition of all items based on the information known to the seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing. Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

DocuSigned by:

Seller: Abby Mickle
A551295127A24CB...
Seller: Maria Mickle
A551295127A24CB...

Date: 10/1/2026

Date: 10/1/2026

Buyer has read and acknowledges receipt of this statement

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Disclaimer: please review both the form and details of the particular transactions to ensure that each section is appropriate for the transaction. Living the Dream Real Estate Team, LLC is not responsible for the use or misuse of the form for misrepresentation of, or warranties made in connection with this form.

Buyers Initials _____

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LEAD BASED PAINT SELLER'S DISCLOSURE FORM

Lead Warning Statement

Every purchase of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

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- ☒ Housing was built after December 31, 1977, and no further disclosure is required.
☐ Seller has no knowledge and records of lead-based paint and/or lead-based paint hazards in the housing.
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☐ Seller has provided the purchase with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 10/1/2026

Seller(s):

Date: 10/1/2026

Alex Mickle
A551295127A24CB...
Maria Mickle
A551295127A24CB...

ADDENDUM TO SALES CONTRACT LEAD-BASED PAINT

Note: This Addendum must be used in connection with the sale and purchase of residential property built prior to 1978.

Purchaser acknowledges that prior to signing the Sales Contract for property know as 2875 Pointe Aux Barques
Port Austin MI 48467 Purchaser has received and reviewed a copy of the Lead-Based Paint Seller's Disclosure Form
completed by the seller on 10/1/2026, 2022, the terms of which are incorporated herein by reference and has received the
federally approved pamphlet - *Protect Your Family From Lead In Your Home*.

Check One

- ☐ Purchaser shall have a 10 day opportunity after the date of this agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. (Federal regulations require a 10 day period or other mutually agreed upon period of time.) If purchaser is not satisfied with the results of this inspection, upon notice from the purchaser to seller within this period, the Sales Contract shall terminate and any deposit shall be refunded to purchaser.
- ☐ Purchaser hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser(s):

Seller(s):

Date:

Date:

Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to insure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 9/30/2026

Agent:

Cory Michalski
941CCB1EEF7430



PROPERTY HIGHLIGHTS



HOME FEATURES

- Groomed walking trails throughout the property
- Log cabin feel with 12 comfortably sized rooms
- Main floor primary bedroom with large walk-in closet
- Primary bedroom and main floor bathroom refreshed with new flooring and paint (2025)
- All appliances approximately 5 years old
- Jacuzzi tub in the main floor bathroom
- Custom Pella windows in loft (2019)
- Freshly painted main floor rooms and bathroom (2025)
- Lots of storage throughout
- Balcony accessible from both second floor bedrooms
- First floor laundry and mudroom with dog washing station



ADDITIONAL BUILDINGS & IMPROVEMENTS

- Main floor laundry and mudroom with dog washing station
- Rubbermaid shed for additional storage
- Pole barn (24' x 32') provides excellent workspace and storage
- Extra lean-to for wood storage, etc. behind the pole barn
- New gutters and gutter guards (2024)
- Two 1,100-gallon water tanks with warning light (250 gallons remaining)
- New roof in 2024
- Gazebo installed in 2023
- Bunkhouse with new roof (2024)



OUTDOOR LIVING & RECREATION

- Nearly public beach access at Eagle Bay
- Close proximity to Grindstone Marina
- Groomed walking trails and abundant wildlife
- Fruit trees on site – plum, apple, and pear
- Raspberry bushes and established landscaping
- Large gazebo installed in 2023
- Decks for outdoor entertaining with beautiful views
- Bunkhouse with new roof (2024)
- Archery gallery
- Whole house generator
- Professionally restained (June 2026)



ROOM SIZES (APPROXIMATE)

- Main Floor Bath: 10' x 7'
- Primary Bedroom: 13' x 13' (with large walk-in closet)
- Dining Room: 12' x 10'
- Laundry Room: 10' x 9'
- Living Room: 28' x 19'
- Second Floor Bath: 10' x 7'
- Bedroom: 15' x 10'
- Bedroom: 9' x 10'
- Third Floor Bath: 8' x 8'
- Third Floor Room: 20' x 16'



Floor Plan Created By Cubicana App. Measurements Deemed Highly Reliable But Not Guaranteed.