



CITY2SHORE | Port City Associates is honored to present Manistee's newest development, The Chippewa Cottages and Resort! Construction is underway! 4 lots remaining! Home costs start in the 360's!

Situated perfectly within walking distance of Lake Michigan shores and sandy beaches as well as Manistee's historic downtown district. Take a stroll down to First Street Beach, there you'll find public access into Manistee River which gives way to Lake Michigan, fish cleaning station, numerous pavilions, playgrounds, as well as a beach house complete with restrooms, concessions, and more.

Stroll the other direction and within minutes you'll find yourself in the heart of downtown. Small shops, restaurants, and businesses line the streets, bringing to life the nostalgic feel of years gone by.

Manistee is a vibrant area, year round. From the elaborate summer celebrations to the Sleigh-bell Festival in December, there is definitely something here for everyone!

**LOT PRICES  
NOW  
Reduced!**

**FOR MORE INFORMATION:**

**KELLEN KECK**

616.648.2067

340 River St. Manistee, MI

Kellen.Keck@City2Shore.com

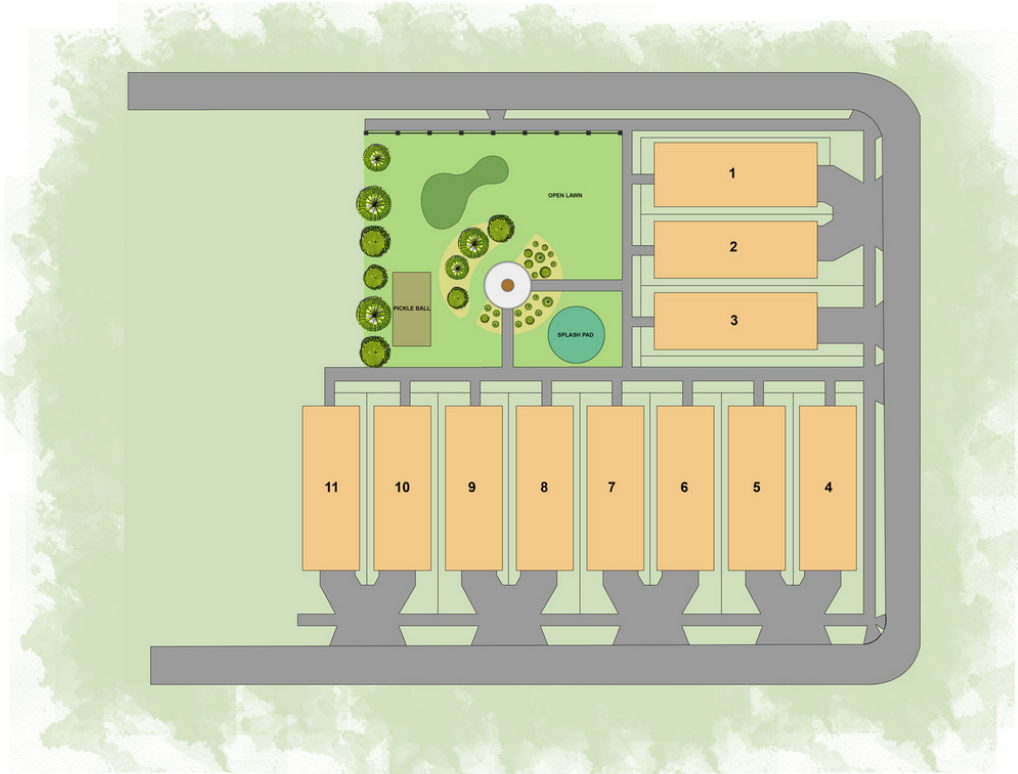
www.chippewacottagesmanistee.com

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information is subject to verification and no liability for errors or omissions assumed. Price is subject to change and listing withdrawal.

# Chippewa Cottages and Resort

## ASSOCIATION AMENITIES



As you step off your front porch, your private sidewalk around the neighborhood gives way to a beautifully landscaped private community area for the residents to use. Enjoy the sun and bring your own yard games out in to the ample green space inside the common area. Cool off on the splash pad, then spend your evenings lost in conversation with family, friends, and neighbors around the gas-fed fire pit.

As you look north, across historic River St, the decorative wrought-iron fencing, column lights, and beautiful landscaping give way to the postcard-quality views of the marina, passing boats on the channel feeding into Lake Michigan. This is truly a one-of-a-kind community designed for entertainment and quiet enjoyment in a picturesque lakefront town.

\*Pickleball court, putting green, along with grill and pergola are proposed common area items. They are not completed.\*



**\*Lots start at \$57,500\***

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[www.PortCityAssociates.com/chippewa\\_cottages](http://www.PortCityAssociates.com/chippewa_cottages)

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# Chippewa Cottages and Resort

SINGLE LEVEL PLAN

1,214 sqft

2 Bed, 2 Bath



FLOOR PLAN

## PLAN HIGHLIGHTS:

Enjoy the simple life without sacrificing the views and sense of community!

With 1,214 sqft, this home features 2 bedrooms and 2 full baths, including a well-appointed primary suite. This home includes a full laundry room, locker system, and a beautiful living room giving way to your covered front porch. The large kitchen features a nicely-sized center island that sits next to the quaint dining alcove with plenty of windows to take in the beautiful views of the channel and the passing boats.

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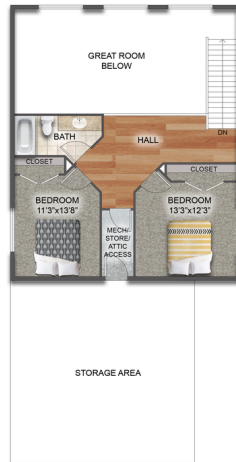
## STANDARD 2-STORY PLAN

1,740 sqft

3 Bed, 2 Bath



MAIN FLOOR PLAN



SECOND FLOOR PLAN

### PLAN HIGHLIGHTS:

Our standard 2-story plan features 1,080 sqft on the main level with and additional 660 sqft for a total of 1,740 sqft to spread out in. The main level features a large great room with ceilings all the way to the roof that gives way to the covered front porch that overlooks the community common area. Along with a large kitchen with center island, primary suite, full bath, and your option of main floor laundry or laundry in the lower-level. Upstairs you'll find two additional bedrooms and another full bath that overlook the large great room on the main floor.

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# Chippewa Cottages and Resort

## STANDARD+ 2-STORY PLAN

2,060 sqft

4 Bed, 2 Bath



MAIN FLOOR PLAN



SECOND FLOOR PLAN

### PLAN HIGHLIGHTS:

Our Standard+ 2-story floor plan maintains a similar main floor layout and square footage, however, the upper level changes slightly to allow for the space above the garage to be finished with an additional 320 sqft! This brings the total finished square footage to 2,060.

Both the Standard and the Standard+ plan feature plenty of windows to take in the picturesque views of the passing boats, marina, and the channel beyond the community common area.

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## Additional Photos



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# AU ANDREW ULBERG BUILDERS



Our Chippewa Cottages are custom built to the highest standard by Andrew Ulberg Builders. As a second-generation builder, Andrew has been around job sites since he could walk.

He got his start working for his father, who not only developed land, but has built hundreds of homes over the years. He then started building and developing his own homes over a decade ago.

Choose your print, and we'll customize it for your liking, allow you to choose your colors and finishes, and we'll price the home out accordingly. If you are satisfied with everything, we can break ground on your new home as soon as the construction loan closes! Our average build time on a new custom home, once ground is broken, is approximately 6-7 months.

[www.andrewulbergbuilders.com](http://www.andrewulbergbuilders.com)  
[facebook.com/andrewulbergbuilders](https://facebook.com/andrewulbergbuilders)

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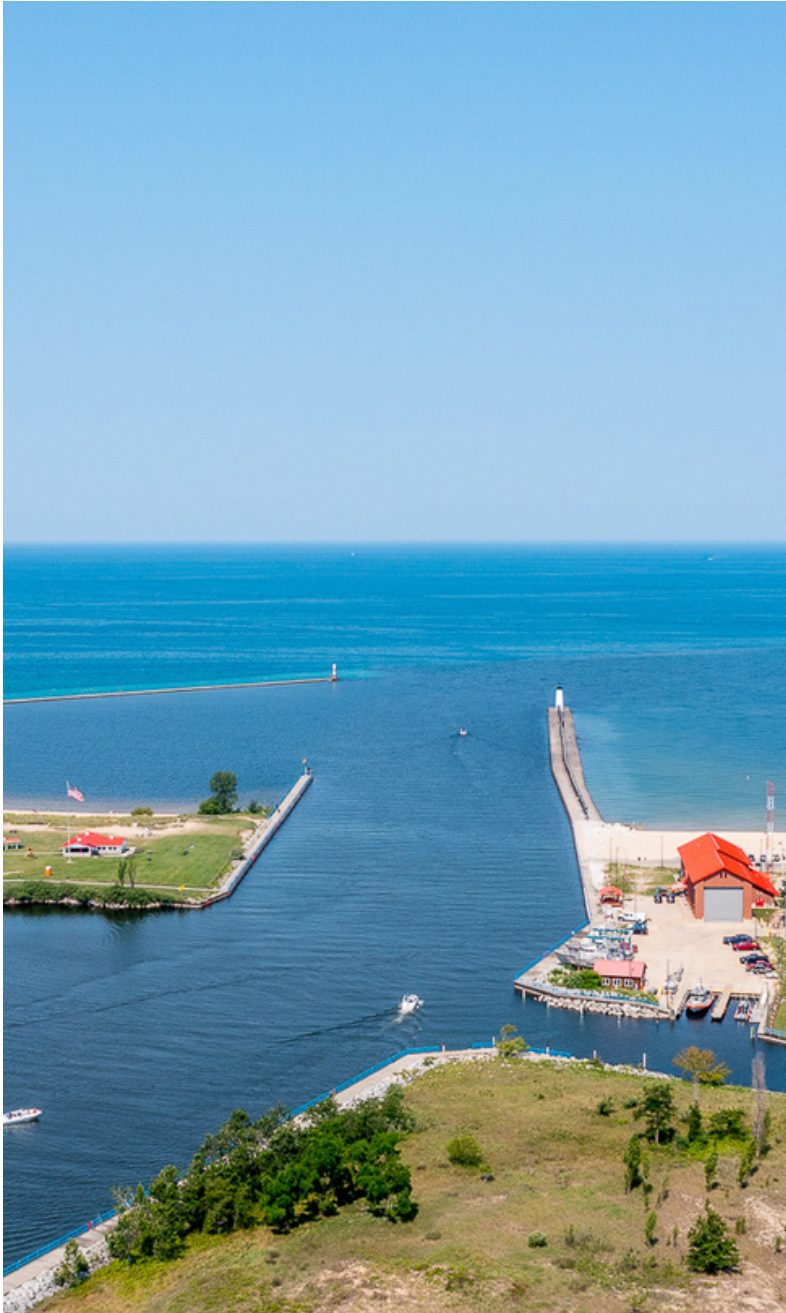
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## WELCOME TO MANISTEE, MI

### Northern MI's Hidden Gem

Manistee was born out of the lumber boom in the 1800's. At it's height, this small Michigan town bragged more millionaires (in the form of lumber barons) per capita than any other city in the US.

As a result, beautiful historic buildings make up the backdrop for Manistee. Today, Manistee has a big hand in agriculture and fruit farming.

Sandwiched between Lake Michigan and the Huron-Manistee National Forest, Manistee has become an outdoor wonderland for both residents and visitors alike.

Manistee boasts miles of some of the best shorelines in the country. Soft sand and clear blue water gives way to beautiful parks and event venues.

learn more:  
<https://westmichiganguides.com/visit-manistee>

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