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I'd Rather Be Fly Fishing!!

Steve Andreae and
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Re/Max of Charlevoix

Steve's Up North News

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We're on the Net!!!

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Greetings from the North



Greetings from sunny Charlevoix. It was a long time coming but spring has finally sprung, the ice just left the lake, and daffodils are promising a colorful appearance any day now. It was a long haul, as this seemed

There are some foreclosures in our market, but not like most parts of Michigan, and they seem to be in the lower price ranges. Most are tied to employment issues, which is certainly a long term challenge for Michigan. The more expensive homes and particularly vacation homes are mostly immune from the foreclosure market.

one of those winters that just wouldn't give up. Hopefully our real estate market was closely tied to the weather because this year started out very soft in the housing market and with the thermometer on the rise, so is the real estate activity. The overall statistics indicate a decrease in number of sales about 25%. While the average home price is only slightly lower, the median price is virtually the same. The numbers of properties on the market are also pretty much the same as last year. Since we didn't have the wild speculation in our market like others around the country, we are not experiencing large price reductions in home values. Properly priced homes are usually selling within 10% of their asking price.

The Andreae family is doing well. Meg and I are flying to Colorado the end of May to see Elizabeth. We miss her terribly so it's time for our daughter fix. Stephen made it through his Junior year at Northern. He loves Marquette and has decided to stay there this summer and work.

It's a happy time in Charlevoix with budding leaves, people raking lawns, seeing an occasional convertible drive by, and talk of soon looking for Morel mushrooms in the woods. Happy Spring to all.

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Fixed Mortgage Rates:

Fixed 15 year, no points	6.35%
Fixed 30 year, no points	5.85%

Want to know how much your property is worth?

Call Steve. He'll give you a professional evaluation of what your property is worth in today's market.

Important Dates to Remember

May

- 5/4 Bergmann Center Dinner and Live Auction.
- 5/10 DeYoung/Edger Breast Cancer Walk
- 5/15 Boyne City Mushroom Festival
- 5/22 Operation Petunia

June

- 6/7 Charlevoix Renaissance Festival
- 6/13 Lake Charlevoix Trout Tournament
- 6/19 East Jordan Freedom Festival
- 6/21 Annual Taste of Charlevoix
- 6/28 Summer Solstice Art Show. Charlevoix



Charlevoix's Yesteryears



Loeb Farms

Halfway between Charlevoix and Ironton on M-66 the sight of towers, turrets, and ruined stone walls has long intrigued travelers. It is a remnant of the vast working farm of Albert Loeb of Chicago. Loeb was general manager of Sears Roebuck and Company. He had finished accumulating the land for Loeb Farms in 1916, and built facilities for experimentation with advanced farming and animal husbandry techniques. His workmen, soon to grow over 400, scoured area fields for the thousands of stones that thirty-five stonemasons would incorporate into building walls. The horse barn held twenty-six purebred Belgian draft sorrels, and the cattle barn had tiled rooms and an exercise courtyard for 200 purebred Holstein-Friesians. Each stall had its own fountain with heated water in winter. Another barn was occupied by 200 Duroc-Jersey hogs. Four stone silos held 1000 tons of silage each. Visitors flocked to the farm to attend baseball games at a stadium that held 2000, to buy fine dairy products and produce in the market, and to admire the prize animals. The farm contained several residences, a boarding house for staff, a green house, blacksmith shop, boathouse, and a six-car drive through garage. The main mansion was designed in northern French chateau style and had twelve bedrooms. The farm employed between sixty-five and ninety staff at a time. Albert Loeb died in 1924. Loeb Farms began to close down and by 1928 the farm began to deteriorate.

GO TO STEVE'S WEBSITE FOR ALL AREA LISTINGS
UPNORTHREALTOR.COM



Local Scoop



Dairy Queen is now the "Dairy Grille" same owner, food and ice-cream just a different name.

Mr. Roger Gowell, one of the best Biology teachers, is set to retire after 34 years. He was

my (Darsi) biology teacher and was great. He will be missed!

The Park is still scheduled for a July 1st completion date. Although it still looks like a war zone, it's coming along nicely.

Some new business's are coming to town. The "Claymore Shop" a high end men's clothing store and Book World will be added touches to our already wonderful shopping district

DARSI'S CORNER

Spring is in the air... FINALLY!!!



I heard my first Robin singing its familiar song today so I know spring is finally on its way. I walked Lucy (my dog) this morning and it was already 50 degrees. We both walked with a little peppier step and a smile on our face. (Yes, Lucy can smile!)

Married life is great. With spring in the air and projects to be done it's nice to have somebody to do them with and enjoy the accomplishments together. I have to admit I am a little anal and tend to get obsessive about the way things should be done. Mitts shakes his head a lot,

takes many big breathes, and counts to 10 but in the end we usually have found a way to compromise or he just goes with the flow! (Thank God!) We've done a lot to the inside of the house over the winter so the outside is our summer project. We put a whole lawn in our front yard last fall so we have lots of landscaping to do. Now that we have sunlight we can plant some sun plants instead of all shade. I would love to plant a garden (with Sam and Grace) but we have an abundance of deer that hang out in our neighborhood so I don't think a garden is in our near future. My Dad and I used to plant his garden together and I loved it.

We took the kids over Spring Break to Detroit and had a great time. We went to the Henry Ford Museum which I thought was amazing. I could have spent a lot more time walking around and looking at all the history. Then we went to the Detroit Zoo. I wasn't too impressed but the kids liked it. We saw an IMAX movie, which was great and then spent a day downtown at the Detroit Science Center. Although it wasn't in a warmer climate, we had a nice week.

This is the time of year when all our fair - weather friends come back from warmer places. We welcome you back and look forward to seeing you when you are on this side of the bridge.



Taste of Charlevoix

A little bit of humor goes a long way



Breakfast Bread Pudding



5 extra-large whole eggs
2 extra-large egg yolks
2 1/2 cups half and half
1/3 cup honey
1 1/2 tsp pure vanilla extract
2 tsp orange zest
1/2 tsp kosher salt
Brioche loaf
1/2 cup golden raisins
Maple syrup to serve

Preheat oven to 350

In a medium bowl, whisk together the whole eggs, egg yolks, half and half, honey, vanilla, orange zest, and salt. Set aside.

Slice the brioche loaf into 6 (1-inch) thick pieces. Lay half brioche slices flat in a 9x14-inch oval baking dish. Spread the raisins on top of the brioche slices, and place the remaining slices on top. Make sure that the raisins are between the layers of brioche or they will burn while baking. Pour the egg mixture over the bread and allow to soak for 15 minutes, pressing down gently.

Bake for 55 to 60 minutes or until the pudding puffs up and the custard is set. Remove from the oven and cool slightly before serving.

SUPER MOM

**Mom, you're a wonderful mother,
So gentle, yet so strong.
The many ways you show you care
Always make me feel I belong.
You're patient when I'm foolish;
You give guidance when I ask;
It seems you can do most anything;
You're the master of every task.
You're a dependable source of comfort;
You're my cushion when I fall.
You help in times of trouble;
You support me whenever I call.
I love you more than I can express;
You have my total respect.
If I had a my choice of mothers,
You'd be the one I select!**

HAPPY MOTHER'S DAY TO ALL YOU GREAT MOMS!

Listing of the Month

An exceptional value on the nearly new fairways condo in the Charlevoix Country Club. Truly a year around location with a 2 car garage and spacious open floor plan on this desirable upper-end unit. 1755 sq. ft.. Sit, relax and watch the golfers from your deck. **\$279,000**



Steve's Listings



- Custom Lk. Chx. home. 4 bedrooms, 4 full baths, 2 half baths and a 3.5 car garage. 165 feet of frontage. \$1,950,000
- One of the few remaining vacant parcels in North Pointe Woods. Close to beaches, town and golf course. \$65,000
- Wonderful family home in a great northside location. Total privacy in the woods but close to town. \$295,000
- Upper unit at Pine Lake Club. 3 bed, 3 bath. Open floor plan. Comes w/a 60' boat slip. \$595,000
- Rare opportunity to own 160 feet on the Jordan River. Located on the quiet section of the river. \$89,900
- 200' on the North shore of Lake Charlevoix. Nice 3 bed, 2 bath home overlooking ponds with 10 acres. \$1,396,000 **Offer Pend.**
- Two 5 acre parcels located between Charlevoix, Boyne City and Petoskey, \$69,900 each or buy entire 10 acres. \$139,800
- 400 feet of Intermediate Lake frontage. Perfect lot to build your dream cottage. \$250,000
- Tremendous restoration of this Charlevoix Classic with great views of Round Lake yacht harbor. \$449,000 **SOLD**
- Great open floor plan home with large rooms, indoor pool and peaceful setting nestled in the Charlevoix Country Club. \$499,500
- Large older home on the outskirts of Charlevoix. Additional living quarters plus commercial zoning. Great rental. \$169,000
- 840' of shared pure sand Lake Charlevoix beach with a dock to keep your boat. Great location and amazing lake views. \$269,900
- A unique commercial parcel on US31 S offering over 5 acres and 416 feet of road frontage. \$695,000. Will split.
- Nice home on 3.5 acres between Charlevoix and Petoskey. Well maintained. Pole Barn. Wooded backyard setting. \$175,900
- Remodeled cottage on 80' of Lake Michigan frontage. Wooded setting. Amazing sunsets. Move-in condition! \$489,000
- Beautiful 5 year old classic design home with some Adam's Lake view. Hardwood floors and open floor plan. \$289,000
- Nice corner lot in association of great homes. 5 minutes from downtown Charlevoix. \$33,500
- Large commercial piece on the South side of Charlevoix. Great road frontage and high traffic area. \$275,000
- Pleasant 2 bedroom unit at the totally renovated Dunes Condominium Association. Sunsets, sand beach. \$309,900
- Magnificent family or retiree home that is close to town, community pool, Lake Michigan and golf courses. \$279,000
- Beautifully decorated newer home with large rooms. Open living area, dramatic fireplace and open views to outdoors. \$286,000
- Cute home featuring a finished basement for the kids, 2 car garage and priced attractively. \$169,900 **SOLD**
- 2 upper and 1 lower units at preferred Marina Bluff condo's. Amazing Lake Chx views. Marina walking distance. Up to \$339,000
- Exceptional Lake Charlevoix contemporary home. Well maintained. Overlooks conservancy. Located in Oyster Bay. \$1,100,000
- Charlevoix's most recognized landmark. The crown jewel of the Earl Young homes. Located in Boulder Park. \$1,950,000
- Amazing contemporary Lake Charlevoix home located in preferred north shore location. 285' of frontage. \$2,999,999
- Exceptional family home with quality throughout in Charlevoix's best southside location - Sugarbush Knoll. \$379,000
- All the charm of an older house w/rich woodwork throughout. Well maintained, short walk to downtown East Jordan. \$89,900
- Custom built home on 10 acres of mixed hardwoods & open hills w/exceptional quality throughout. \$479,900 **SOLD**
- Cute stone home in desired northside location. Larger back yard, wood floors and fenced in back yard. \$149,000
- Rental property close to downtown. Three units in main house plus separate 891 sq ft unit. \$89,900 **Offer Pend.**
- Renovated inside and out. Enjoy peaceful setting and countryside views from deck off of master bedroom. \$129,000
- A unique opportunity to own 10 acres in the midst of Charlevoix township residential and recreational areas. \$479,000
- Immaculate intown 2 bedroom, 1 bath home. Large landscaped back yard. Well taken care of. \$149,000 **SOLD**
- Preferred southside locations in Boulder Park, this 4 bedroom, 3.5 bath home has the Northern Michigan feel. \$449,000
- Newer home on 100' of Lk. Charlevoix. Northern Michigan feel inside, open floor plan, exceptional landscaping. \$1,350,000
- 4 bed, 2 bath renovated home on 5 acres. 30 x 50 insulated and finished pole barn with other outbuildings. \$159,000
- Great value for this almost new Fairways condo. Year 'round location with a 2 car garage and spacious, open floor plan. \$279,000
- Updated Dunes condo overlooking amazing Lake Michigan. Walk to downtown. 2 bed, 2 bath and pool. \$324,999