



**Jim & Ivie Baker**  
**Kehoe Realty, Inc.**

**Jim (mobile): 989-429-0123**  
**Ivie (mobile): 989-429-0124**



## **Why consider buying a Second Home on a No Wake Lake?**

Ah! The dream of owning a home on a beautiful lake in the country. So many people dream of purchasing a second home, away from all of the hustle and bustle of city life. It's become a popular lifestyle for many families in Michigan and around the country.

Being a Realtor in Northern Mid Michigan, I have helped many families find their dream cottages on the lakes. Second homes sales still dominate over 50% of my total real estate sales.



Purchasing the right type of waterfront property home for your desired experiences, is a big decision. There are all sorts of different types of waterfront properties to choose from. There are sports lakes, river fronts, no-wake lakes, no gas motors lakes and no motor lakes.

Most people feel that all sports lakes are the way to go. You can speed boat, jet ski, water ski, go tubing and enjoy the fun sports that go along with having a place on an all sport lake.

But, what about those who want to experience quiet lake living? What are the advantages and disadvantages of owning a place on a no-wake lake?

My husband and I personally own a home on a no-gas-motors lake in Northern Mid Michigan. There is a big difference between quiet lake living and the all sports lakes.

First of all, most no wake lakes offer a quieter



setting. There are no jet skis zipping by, no loud motor boats and no large water wakes to interrupt the shoreline. Because of this, many types of wildlife seem to prefer frequenting these types of lakes and call it their home. We see Loons, Bald Eagles, Ospreys, Wood Ducks, Trumpeter Swans, Hooded Mergansers, Blue Herons, Sandpipers, Kingfishers and a variety of other birds, frogs and turtles.



In most cases, no-wake-lakes are private and do not offer access to the outside public. This prevents any kind of high traffic on the lake. The other advantages can be a thriving fish population for the avid fisherman and usually a much cleaner lake. This is especially the case for no-gas-motors and no-motor lakes.



Many (but not all) no-wake-lakes, are part of a home owners association. HOA's usually have set rules and often, dues. This is not a bad thing. Usually, these types of associations set rules and assign committees to insure lake quality and enforce the rules. This proactive commitment can also protect your investment values, by keeping out blithe and undesirable treatment of the lake and surrounding properties.

If you have been considering a purchase on a no-wake-lake, do your research and find out what these types of lakes have to offer you, in quiet lake living. It can be a very rewarding experience for you and your family.

<http://GladwinRealEstateAgent.com/nowakefishinglakes>