

*Offering Memorandum*  
**ISLAND HILLS GOLF COURSE, VILLAS  
& DEVELOPMENT OPPORTUNITY**

61809 STONEGATE DR. CENTREVILLE, MI 49032



WITTENBERG-NAGY  
GROUP



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**Property Summary**

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The Wittenberg-Nagy Group is honored to present St. Joseph County's premier 18-hole championship golf course, Island Hills! This is a rare turnkey investment opportunity in Southwest Michigan. Set against the scenic backdrop of Lake Templene, this gorgeous course delivers an exceptional golf experience

# Offering Summary

**Priced at \$2,900,000**



## PROPERTY HIGHLIGHTS

- 220 acres located on the shores of the highly sought after Lake Templene
- 18 hole course, clubhouse, dining & event facilities
- 3 Golf Villas



# ISLAND HILLS GOLF COURSE

- LOCATED ON 220 ACRES ON LAKE TEMPLENE
- DESIGNED BY AWARD-WINNING DESIGNER & ARCHITECT RAYMOND HEARN
- 5,000 SQ. FT. CLUBHOUSE INCLUDES PRO SHOP & BAR/RESTAURANT
- INDOOR/OUTDOOR SPACE IDEAL FOR EVENTS
- FULL 18 HOLES WITH OPTIONS FOR QUICK COURSES (5, 7 & 12)
- 6 TEES TO CHOOSE FROM ON EVERY HOLE FOR ALL TALENT LEVELS
- VARIETY OF LANDSCAPES ON EACH HOLE INCLUDING: PRAIRIES, WETLANDS, ROLLING PASTURES, CREEKS/STREAMS, FORESTS AND KENTUCKY BLUEGRASS STRETCHES ALL WITH THE LAKE AS A BACKDROP
- PRACTICE AREAS: DRIVING RANGE, PUTTING GREEN, CHIPPING SPOT & SAND BUNKER
- GOLF LESSONS & GOLF LEAGUES AVAILABLE
- 5,000 SQ. FT. MAINTENANCE SHED
- 1,100 SQ. FT. CART BARN
- VIDEO TOUR: [HTTPS://VIMEO.COM/1094342748/15BB6545E8?FL=PL&FE=VL](https://vimeo.com/1094342748/15BB6545E8?FL=PL&FE=VL)



**ISLAND Hills**  
GOLF CLUB





# GOLF VILLAS

- **OVERLOOK THE BEAUTIFUL 17<sup>TH</sup> HOLE**
- **4 & 5 BEDROOM UNITS - EACH ARE 3,580 SQ. FT.**
- **EACH UNIT IS EQUIPPED WITH: REFRIGERATOR, ELECTRIC RANGE, MICROWAVE, FULL SERVICE KITCHEN & KEURIG COFFEE MACHINE**
- **FIREPLACES AND WALKOUT BALCONIES ACCESIBLE FROM LIVING ROOM OF EVERY UNIT**
- **EACH VILLA HAS WIFI CABLE TV & HIGH DEF TV'S**
- **LOWER LEVEL PATIOS ALL HAVE A GAS GRILL**
- **EACH UNIT HAS 2 LIVING ROOMS**
- **LARGE MEETING ROOMS IN EVERY VILLA**
- **FULL BATH IN EVERY BEDROOM**
- **SEPERATE KEY CARDS FOR EVERY BEDROOM**



# DEVELOPMENT LOTS

- 138 RESIDENTIAL LOTS OFFERED SEPERATELY
- OPPORTUNITIES FOR SINGLE FAMILY HOMES
- HOUSING PRICE RANGES \$300,000 - \$ 750,000
- THERE ARE 9 RESIDENTIAL LOTS THAT ARE APPROVED FOR ADDITIONAL GOLF VILLAS
- CONTACT LISTING AGENT, JOSH NAGY, FOR FULL PROPERTY MAP AND PARCEL LIST ALONG WITH DEVELOPMENT STRATEGIES





## LOCATION INFORMATION

Centreville/Sturgis is located about 30 minutes from the Indiana/Michigan border in St. Joseph county. Of the 521 square miles of the county, 20 are composed of water. Island Hills is located on west side of Lake Templene, approximately 35 miles south of Kalamazoo, 140 miles east of Chicago, 150 miles west of Detroit, 210 miles north of Indianapolis and 225 miles west of Cleveland. The 900+ acre lake is famous for some of the best bass fishing in the Midwest and it is one of Michigan's largest lakes.

We are local experts who know every cove, course and corner of this market. We've been living it and selling it for over a decade. With over 20+ years of experience, we are the highest producing team in St. Joseph County and have sold over \$100M in real estate. Craig Wittenberg is a powerhouse with deep roots in the community. Josh Nagy is a Regional Managing Broker for Berkshire Hathaway and is an Air Force Veteran. Katie Nagy is not just a Realtor but is also their head admin and chaos coordinator.



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