



#PeninsulaShores

O'GRADY
DEVELOPMENT CO.
Building Your Future. Now.®

Experience Luxury

An aerial photograph showing a winding asphalt road with white lane markings that curves through a verdant, hilly landscape. The road leads towards a large, calm body of water, likely Lake Michigan, under a bright blue sky with scattered white clouds. The surrounding area is filled with dense green trees and grassy fields, with a few small buildings visible in the distance on the right.

Private Waterfront Community

Peninsula Shores will be among the most sought-after private communities in Northern Michigan, where members experience the best times of their lives in a secure and unique setting of natural beauty.

Located approximately 10 miles north of downtown Traverse City on Old Mission Peninsula, Peninsula Shores is only minutes away from everything you'll ever need to enjoy life to the fullest. Yet, as you pass through its impressive entry, you are suddenly a world apart.

The elegance of Peninsula Shores is evidenced throughout the gently winding roads leading to extraordinary new construction homes, built by the area's finest home builder, O'Grady Development Company. Style and elegance is the underlying theme throughout Peninsula Shores.

Fresh water and natural beauty await you on Old Mission Peninsula

This newly developed 41-resident community offers beautiful panoramic views of East Grand Traverse Bay and a private marina with water access, beckoning you to explore the “up north” lifestyle that awaits you at Peninsula Shores. Nestled among award-winning wineries and restaurants, fresh fruit and flower stands, Peninsula Shores and its surrounding landscape is truly a unique environment. Every day is a chance to discover the treasures of the true outdoors.

Envision the greatest years of your life in an exquisite setting. Suit your needs by purchasing a move-in-ready home or investing in a vacant ready-to-build homesite for when you are ready to build your dream home.



PROCESS

Purchase Desired Homesite
Hire Architect and Builder
Submit Plans to Architectural
Committee for Approval
Build Your Dream Home



UTILITIES

Individual Well
Community Septic
Natural Gas
Underground Electric
Cable & High Speed Internet



INFRASTRUCTURE

Private Marina with
Boat Slips in East Bay
Walking Trails Throughout
Abundance of Open Space
Shoreline Trail Along East Bay
Private & Community
Beach Areas



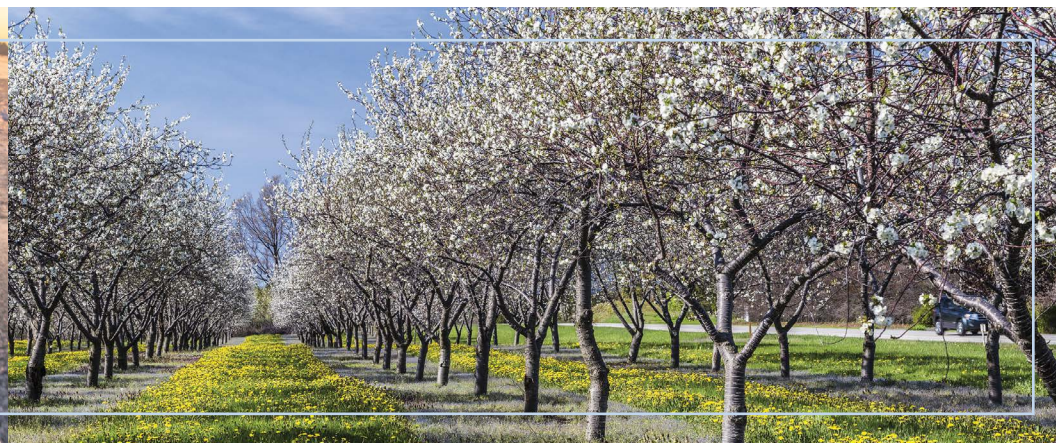
PARCELS

Boat Dock
Custom Homes
Large Homesites
Ready-to-Build Lots
Walkout Sites Available
Panoramic Water Views

“This development is truly one-of-a-kind. The natural landscape of the property and its incredible private frontage along East Grand Traverse Bay are unmatched in the region. We feel fortunate to be the team that gets to bring it to life. We are excited to offer 41 families the opportunity to experience truly refined waterfront living in what we believe to be some of the most beautiful scenic landscapes of Northwestern Michigan—and the state of Michigan as a whole.”

—Kevin O’Grady, Developer





The Developer

**Gorgeous vistas,
blue skies, and
gentle western
breezes invite
one to enjoy
truly elegant
northern living.**

Kevin O'Grady, a 30-year-plus veteran of the home building and neighborhood development industry, is a familiar name to many who live in the region. He works closely alongside his two sons, Kevin and Kyle, and their valuable team of dedicated employees, to passionately fulfill the company's promise as represented by their slogan *Building Your Future. Now.*®

As a lifelong resident of the Great Lakes State, O'Grady enjoys the opportunity to build communities in the area he calls home.

Peninsula Shores is an intimate community of only 41 homesites with a grand private entrance in Traverse City's desirable Old Mission Peninsula rolling countryside.



The Homes

Move-In Ready Luxury Homes

Sit back, relax, and enjoy all of the advantages that come with a new construction home—without having to lift a finger. O’Grady Development Company, proud developers of Peninsula Shores, are offering a *limited quantity* of new homes at the community—inquire today!



Peninsula Shores

Traverse City's Premier Waterfront Living

#PeninsulaShores



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