

SUMMIT SEEKING

LIVING THE ELEVATED LAKE LIFE ON LITTLE TRAVERSE BAY.

Northern Michigan has long been a favorite escape for Metro Detroit families seeking cooler summers, waterfront beauty and a slower pace of life. But in recent years, destinations like Bay Harbor and nearby Petoskey, Charlevoix and Harbor Springs have evolved into something even more coveted: luxury lifestyle communities that rival resort destinations across the country.

Now, a new development called The Summit Over Bay Harbor (summitoverbayharbor.com) is bringing a new level of sophistication to the region.

ARTICLE BY SUSAN THWING



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— CANDICE RICH



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Perched on a bluff overlooking Little Traverse Bay, Bay Harbor Lake and the charming Bay Harbor Inn, the multi-phase residential community is designed to combine expansive private residences with the ease and amenities of resort-style living – all within minutes of golfing, boating, dining and boutique shopping.

For Candice Rich of Candice Rich Luxury Homes, a Birmingham-based global luxury real estate advisor with @properties remi and Christie's International Real Estate (candicerich.com), the project reflects what many local buyers are increasingly seeking: a refined higher-end Northern Michigan lifestyle with an emphasis on comfort and convenience.

"Many of my Oakland County clients already own second or third homes in Northern Michigan, so I immediately recognized how unique this opportunity is," Rich says. "It was important to the developer to partner with an advisor who understands the Metro Detroit luxury market while also having the ability to connect with qualified buyers both within Michigan and beyond through our global Christie's network."

Bay Harbor offers that opportunity, Rich says.



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“We have interest from people from Chicago, Indiana, Texas, Florida, even California who are drawn to the lifestyle here,” she says. “There’s definitely a climate and lifestyle migration component to what we’re seeing. Florida buyers leave during hurricane season and want beautiful summers without the risk. Texas buyers escape the brutal heat. Chicago and Indiana buyers already share Lake Michigan with us. It’s literally across the water and feels like home.”

The Summit Over Bay Harbor is planned as a community of up to 68 residences developed across multiple phases. Initial-release homes range from approximately \$2.795 million to \$3.695 million; they offer expansive indoor and outdoor living spaces, dramatic sunset views from multiple levels, floor-to-ceiling windows, private garages and rooftop terraces designed for entertaining and relaxation overlooking Lake Michigan.



Open-concept living areas are anchored by chef-inspired kitchens, generous gathering spaces, fireplaces, wet bars and seamless transitions to outdoor living environments. Resort-inspired amenities include an infinity-edge pool overlooking the bay, an elevated pool deck with firepit gathering areas and a pool-house featuring an indoor entertaining space and a warming kitchen, adding to the year-round amenities.

But unlike traditional condominiums, the residences are designed to feel more like custom luxury homes.

“Buyers want the space and sophistication of a custom home, but without the maintenance,” Rich says. “That’s what makes this so appealing.”

While the residences themselves are impressive, the surrounding lifestyle only enhances the appeal.

Located along the shores of Little Traverse Bay, Bay Harbor has become known for its blend of waterfront beauty, upscale amenities and relaxed resort atmosphere. Residents have access to championship golf, marina living, boutique shopping, award-winning waterfront dining, skiing and year-round recreation.

The nearby Petoskey area adds even more charm, with historic architecture, art galleries, chef-driven restaurants and four-season outdoor activities ranging from boating and golf to skiing and fall color tours.

“People love that everything feels accessible,” Rich says. “Bay Harbor is the pinnacle of bayside sophistication. Championship golf with 27 holes along the shoreline at Bay Harbor Golf Course. The Bay Harbor Yacht Club has a deep-water marina offering direct access to Lake Michigan, a private beach, pool, tennis, fitness facilities and exceptional dining. The Village, a walkable waterfront collection of boutique shopping, dining and year-round community events, is home to the Great Lakes Center for the Arts.

“And sunsets over Little Traverse Bay are unlike anything else in the state,” she says.

The development itself is intended to complement that lifestyle rather than compete with it. Planned amenities include gathering spaces, wellness-focused features and resort-inspired outdoor areas designed to maximize the surrounding views.

Construction is already underway on the first phase, with buyers currently reserving residences and customizing finishes as homes progress through development.

For Rich, the growing interest in Northern Michigan reflects a broader shift in how luxury buyers define home.

“Michigan’s Great Lakes are among the most beautiful waterfront destinations in the country, yet they remain somewhat undiscovered compared to many coastal markets,” Rich says. “The buyers drawn to Northern Michigan know exactly what they’re seeking. The natural beauty, lifestyle and sense of place have always been here. More people are simply discovering what makes this region so special.”

As Bay Harbor continues to grow as a luxury destination, The Summit Over Bay Harbor represents not just a new residential development, but a new chapter in elevated lakeside living.

