



Own Here. Live Anywhere

Our mission is to help homeowners in Northern Michigan feel confident that their home is cared for, even when you can't be here.

Protecting Your Home While You're Away

Owning a second home in Northern Michigan should bring peace of mind—not worry. North Coast Estate Services provides professional home watch visits designed to keep your property monitored, documented, and cared for while you are away.

Our structured inspection process helps identify issues early—before they become expensive problems. Each visit includes a comprehensive interior and exterior check along with detailed reporting so you always know the condition of your home.

From seasonal residences to luxury estates, we serve homeowners who want a trusted local professional ensuring their property remains secure, maintained, and ready for their return.

Who We Serve



We proudly serve homeowners throughout **Antrim, Benzie, Grand Traverse, Kalkaska, and Leelanau** counties. If you're not sure whether your property is within our coverage area, give us a call, and we'll be happy to confirm.

Our Services

Scheduled visits provide a thorough inspection of your property to ensure everything is functioning properly.

During each visit we inspect:

- Exterior property condition
- Doors, windows, and locks
- Evidence of intrusion or damage
- HVAC and thermostat settings
- Plumbing fixtures and leaks
- Electrical panel and power status
- Interior rooms and living areas
- Appliance operation
- Signs of pests, moisture, or mold
- Garage and outbuildings
- Property grounds and visible hazards

After every visit, clients receive a detailed digital report with time-stamped photos and status updates.

Detailed Inspection Reporting

Every visit is documented using a structured inspection report so you always know the condition of your property.

Reports include:

- Date and time of visit
- Inspection checklist results
- Photos of any observations
- Status updates on key systems
- Maintenance notes or recommendations
- Immediate alerts if action is required

Reports are delivered digitally so you can review them from anywhere.

Vendor Coordination

If an issue is discovered during a visit, we coordinate with trusted local service providers on your behalf.

This may include:

- Plumbers
- Electricians
- HVAC technicians
- Handymen
- Landscaping services
- Snow removal services

We communicate directly with the vendor and keep you informed throughout the process.

Optional Add-On Services

Additional services can be included depending on your property's needs.

Examples include:

- Storm checks after severe weather
- Pre-arrival home preparation
- Post-departure property checks
- Seasonal home opening and closing
- Mail and package collection
- Plant watering
- Vehicle checks
- Meeting vendors or service appointments

These services allow you to customize a plan that fits your home and lifestyle.

Schedule a Consultation

Your home is unique, and the way it's cared for should be too.

Let's connect for a brief consultation to discuss your property, your schedule, and how we can best care for your home while you're away.

matt@NorthCoastEstateServices.com • 231-709-0600