



**List Number:** 15051647  
**Area:** Southwestern Michigan - S  
**Municipality:** Buchanan Twp  
**Condo Proj Name:** Maple Beach  
**Lot Dimensions:** 202 x 186  
**Waterfront Y/N:** No  
**Water Access Y/N:** Yes  
**Body of Water:** Wagner Lake  
**Water Frontage:** 0  
**Directions:** From Buchanan take front street west to Madron lake road go north, follow to Wagner Road and take that to Able Road go west turn into Maple Beach at sign.  
**Cross Streets:** Able

**Property Sub-Type:** Single Family  
**New Construction:** No  
**Auction or For Sale:** Auction  
**Auction Type:** Reserve; Minimum Bid Price: 375,000  
**Auction Details:** Auction Date: 11/18/2015  
**Minimum Bid Price:** 375,000  
**Sub-Area:** S22 - Buchanan School  
**County:** Berrien  
**Possession:** day of closing  
**Tax ID #:** 110612500012006  
**Road Frontage:** 50

**Status:** Active  
**List Price:** \$375,000  
**List Price/SqFt:** \$150.84  
**Lot Acres:** 1  
**Lot Square Footage:** 43,560

	Upper	Main	Lower	Bsmt	Total
<b>Bedrooms</b>	2	1	0	0	3
<b>Full Baths</b>	1	1	0	0	2
<b>Half Baths</b>	0	1	0	0	1
<b>Fin/Level</b>	1,261	1,225	0	0	2,486 (Finished All Levels)
<b>Total Sqft</b>			0	0	2,486 (Sqft Above Grade)

**Design:** Cabin/Cottage  
**Stories:** 2  
**Manufactured Y/N:** No  
**Total Fireplaces:** 1  
**Master on Main:** Yes

**Year Built:** 2005  
**Water:** Well  
**Sewer:** Septic System  
**Driveway:** Unpaved  
**Laundry on Main:** Yes

**ROOMS/DIMENSIONS/LEVELS**

Kitchen 10x12 Main Recreation 22x20 Upper Bedroom 2 29x11 Upper  
 Dining Area 14x12 Main Laundry 8x8 Main Bedroom 3 12x17 Upper  
 Living Room 22x15 Main Master Bedroom 13x13 Main  
 Master Bath 6x10 Main

**Assoc. Fee Payable:** Quarterly  
**Approx. Assoc Fee:** 730  
**# of Rms Above Grade:** 10

**Legal:** Unit 12 cottage homes on Maple Beach Condo Liber 169 Page 1 second amendment biber 169 page 40  
**Taxable Value:** 281,400  
**Annual Property Tax:** 6,255  
**School District:** Buchanan

**SEV:** 281,400  
**Tax Year:** 2014  
**Zoning:**

**For Tax Year:** 2014  
**Homestead %:** 100  
**Special Assmt/Type:** None known.

**High School:**  
**Middle School:**  
**Elementary School:**

**Terms Available:** Cash/Conventional  
**Water Type:** Lake  
**Street Type:** Paved; Private  
**Exterior Material:** Wood  
**Manufactured Details:**  
**Roofing:** Comp Shingle  
**Windows:** Insulated  
**Substructure:** Crawl Space  
**Garage Type:**  
**Lot Description:** Rolling Hills; Wooded

**Water Fea. Amenities:**  
**Exterior Features:** Deck(s); Porch(es); Scrn Porch  
**Landscape:** Ground Cover  
**Sale Conditions:** None  
**Outbuildings:**  
**Pool:**  
**Util Avail at Street:** Electric; Telephone Line  
**Assoc. Fee Incl.:** Cable/Satellite; Sewer; Snow Removal  
**Utilities Attached:** Telephone Line

**Heat Type:** Forced Air  
**Heat Source:** Propane  
**Air Conditioning:** Central  
**Fireplace:** Living  
**Kitchen Features:**  
**Access Feat:** Accessibility Features: Yes

**Appliances:** Dryer; Range; Refrigerator; Washer  
**Additional Items:** All Window Treatments; Ceiling Fans; Water Softener/Owned; Wood Floor  
**Assoc. Amenities:** Beach Area; Pets Allowed; Pool - Outdoor; Storage  
**Accessibility Feat:** 36 Inch Entrance Door; 36' or + Hallway; Covered Entrance

**Marketing Remarks:** Online Auction: November 18-20, 2015. 6% buyer's premium applies: Your client's offer plus 6%= total purchase price. \$375,000 is the minimum bid/published reserve price. Seller will not accept any offers below the minimum bid. Pre-auction bids highly encouraged! visit www.svnauctionworks.com for details. Magnificent, move-in ready home for every season. Located just 90 minutes from Chicago, near New Buffalo. Situated on the largest lot (double the size of most) in a pristine, well managed, gated community. This home's features include: open floor plan, 3 spacious bedrooms, 2.5 beautifully updated baths, huge second floor rec. room, wood burning fireplace, updated cooks' kitchen, granite counters, stainless appliances, and global surround sound. Enjoy direct water views from the porch.

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