



## Jerdon Real Estate, Inc.

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**PRICE: \$179,900**

### LOCATION:

### HOME & 1 ACRE (BERRIEN SPRINGS, MI)

<b>Address</b>	: 9921 Burgoyne Road, Berrien Springs, MI 49103	<b>Built</b>	: 1800's
<b>Approx Sq Ft</b>	: 2,472; 1,411 Main Level, 1,061 2 <sup>nd</sup> Level	<b>1<sup>st</sup> Bedroom</b>	: 13 ½ x 18' (2 <sup>nd</sup> Level) (Unheated)
<b>Lot Size</b>	: 1 Acre +/- 180' on road by 242' deep . (to center Of road).	<b>2<sup>nd</sup> Bedroom</b>	: 13 x 15' (2 <sup>nd</sup> Level)
<b>Taxes</b>	: WAS SPLIT FROM ANOTHER PARCEL IN '08; '09 estimated at \$1,594 +/- (Homestead); w/'09 SEV might be \$1,786 +/- Estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 12 x 15' (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 11-15-0021-0002-07 (Oronoko Twp.)	<b>4<sup>th</sup> Bedroom</b>	: 12 x 15'
<b>School District:</b>	Berrien Springs	<b>5<sup>th</sup> Bedroom</b>	: 10 x 15'
<b>Roof</b>	: Shingles	<b>6<sup>th</sup> Bedroom</b>	: 8 x 10' (2 <sup>nd</sup> Level)
<b>Elec Service</b>	: 200 Amp	<b>Bath</b>	: Full Tub/Shower
<b>Construction</b>	: Frame	<b>Living Room</b>	: 15 x 15 ½'
<b>Water Heater</b>	: 50 Gal gas	<b>Kitchen/Dine</b>	: 13 x 15 ½'
<b>Sewer</b>	: Septic type	<b>Front Porch</b>	: 7 x 16'
<b>Heat</b>	: HVAC Propane gas, Elec. Base 2 <sup>nd</sup> Level	<b>Back Porch</b>	: 10 x 16'
<b>Possession</b>	: At closing; Garage 30 Days after	<b>Garage</b>	: 3-Car Concrete Block 40 x 48'
<b>Street:</b>	Public paved		
<b>Siding:</b>	Aluminum		
<b>Walls:</b>	Plaster/Panel		
<b>Bsmnt:</b>	80% (Unfinished)		
<b>Water:</b>	5" Well/ sub pump		

**REMARKS:** Vintage 1800s farm house in good shape with recent upgrade including windows, siding & HVAC. Large work building ideal for many hobbies, workshops, storage. Located in the heart of wine country. Very scenic orchards & vineyards. Directions: From Berrien Springs, W. on Shawnee 4 miles, S. (left) on Burgoyne, 1<sup>st</sup> house on left. Easy & nearby access to I-94. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)



40 x 48'