



Jerdon Real Estate, Inc.

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PRICE: \$179,900

LOCATION:

HOME & 1 ACRE (BERRIEN SPRINGS, MI)

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