

1123 W MARQUETTE WOODS ROAD
ST. JOSEPH





COUNTRY SPACE. VERSATILE BUILDINGS. ENDLESS POSSIBILITIES.

Set on 4.74 beautiful acres in the desirable Lakeshore School District, this unique property offers the perfect location and exceptional outbuilding space. Whether you are a hobby farmer, homesteader, collector, or recreational enthusiast, this property provides the room and flexibility to bring your vision to life.

The property features two impressive pole barns designed for durability and functionality. The 32 × 64 insulated and heated pole barn includes a 200-amp electrical breaker panel and cement floor, making it ideal for workshops, year-round projects, equipment maintenance, or hobby space. The 60 × 100 pole barn, equipped with water, electric, and a cement floor, offers expansive storage for boats, RVs, classic cars, large equipment, or in-home small-business operations.

Additional outbuildings include a 3-car detached garage and multiple storage sheds, providing even more space for tools, toys, and outdoor equipment.

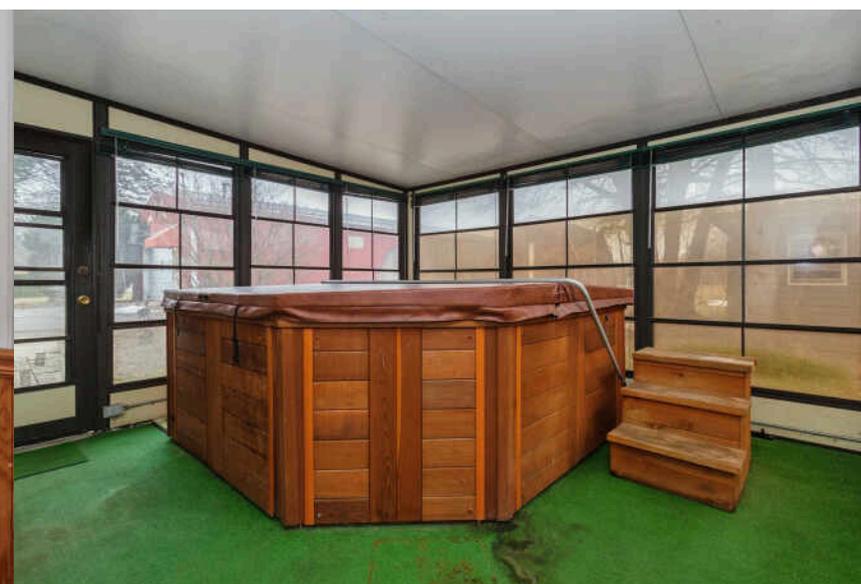
The ranch-style home offers 2-3 bedrooms and 1½ baths, creating comfortable everyday living while leaving plenty of opportunity to personalize the space. Practical features include public water, public sewer, gas forced air heat, and a whole-house generator for added peace of mind.

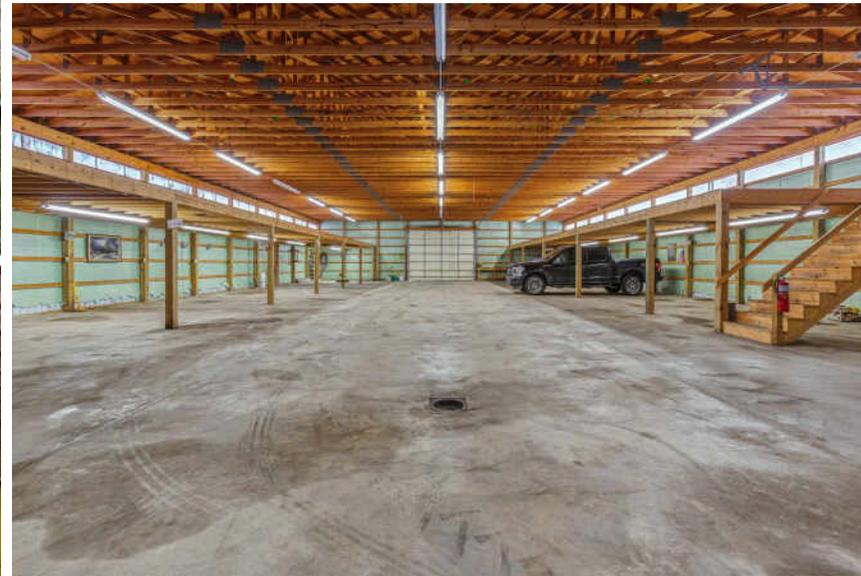
With open acreage, mature trees, and room to grow, the property offers a rare opportunity to enjoy country living while remaining just minutes from St. Joseph conveniences, Lake Michigan, and local amenities.

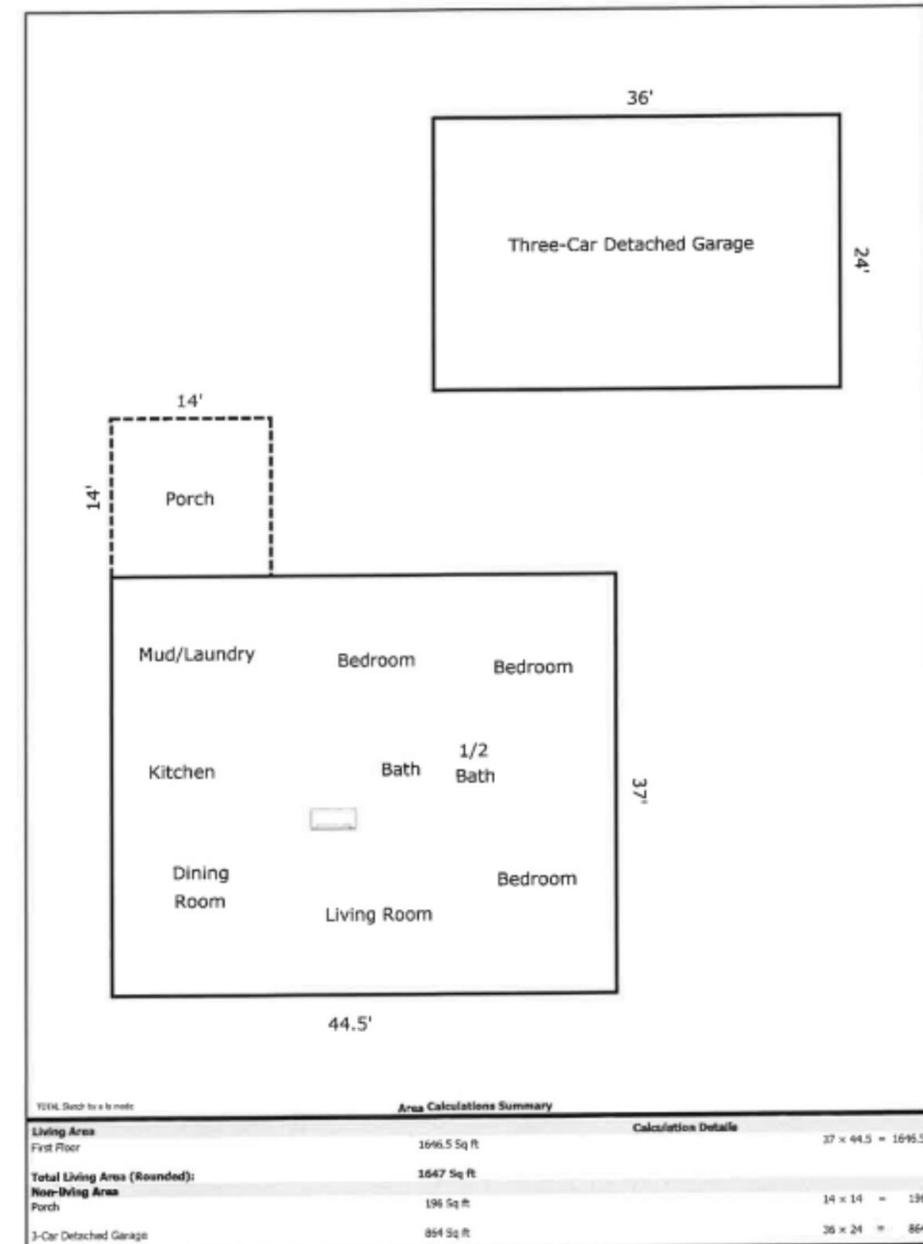
If you've been searching for a property that combines space, function, and location—this is the one.

3 BEDROOM
1.1 BATH
TAXES: \$3,519











KNOWN AS "THE RIVIERA OF THE MIDWEST," **ST. JOSEPH** IS A RESORT COMMUNITY SURROUNDED BY PICTURESQUE BEACHES, WITH LAKE MICHIGAN AS ITS SPARKLING BACKDROP.

The city was founded as a shipping community and has since evolved into an affluent resort community.

St. Joseph's lakeshore is lined with idyllic beaches and picturesque sand dune formations. Inland is a lush countryside that produces some of the country's best orchards and vineyards. Downtown St. Joseph is comprised of local shops and eclectic dining options.

Outdoor enthusiasts have limitless options. The Margaret B. Upton Arboretum showcases many sculptures and park benches and is adjacent to downtown. Locals and visitors can also enjoy the many parks, such as Lake Bluff Park, Tiscornia Park, and Silver Beach County Park, and recreational facilities that offer fishing, boating, and swimming.

St. Joseph hosts various festivals that attracts thousands of visitors, including the annual Chalk the Block Arts Festival and live music at the Shadowland Pavilion at Silver Beach.

Housing in St. Joseph includes homes overlooking the bluff and plenty of opportunities to own property with Lake Michigan frontage, ranging from beach cottages to custom-built mansions.

St. Joseph has easy access to I-94, offering convenient travel to both Chicago and Detroit.



MICHELE KAISER

269.449.0413

269.281.0392

MICHELEKAISER@ATPROPERTIES.COM

LOVE WHERE YOU LIVE