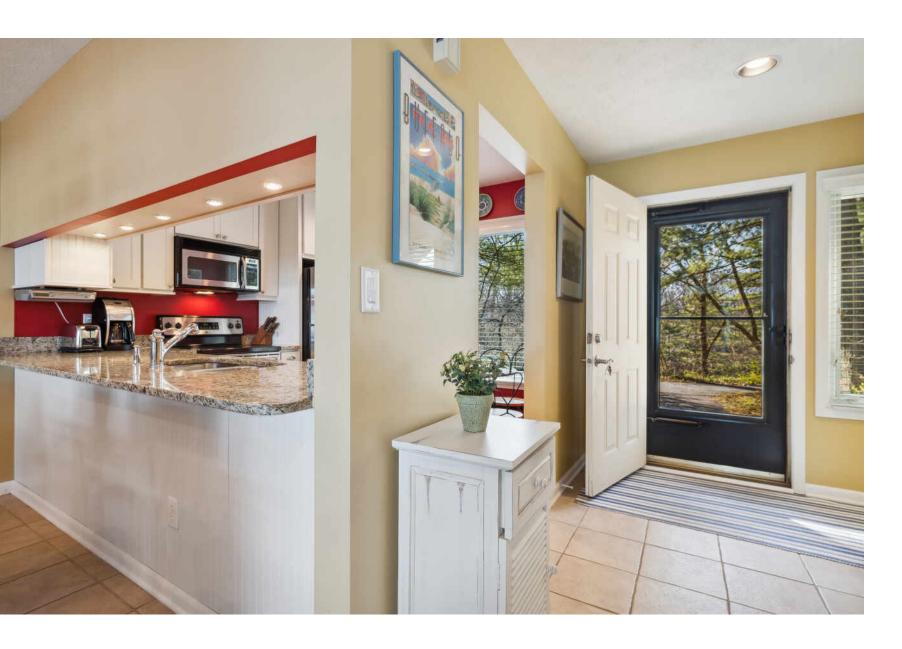
1501 W WATER STREET #42

NEW BUFFALO - WARWICK SHORES







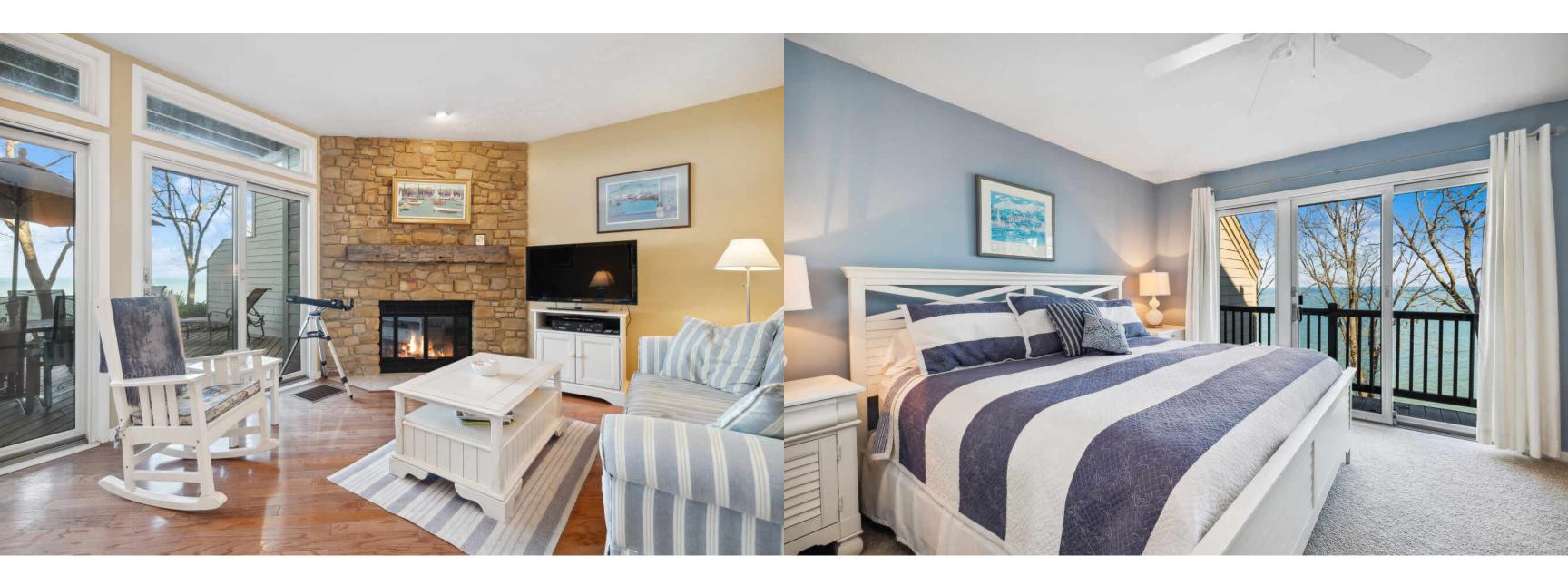
Serene oasis in New Buffalo's Warwick Shores. Updated 3 bed, 2.5 bath lakeside condo boasts prime location, spectacular lake views, & a detached garage! Enjoy the spacious living room with hardwood floors, cozy fireplace & picturesque views of the lake. Upper level bedrooms are generously sized with large closets. Particularly impressive is the lakeside primary suite, with a balcony overlooking the lake & a tastefully updated en-suite bath. Enjoy sunsets over the lake on the large patio. Perfect for anyone who enjoys a serene setting but also loves being a short distance from downtown & shops. A wealth of amenities includes a lakeside heated pool, lake access, tennis courts, & more. Updates include kitchen, baths, flooring, windows, & slider. Book a private tour & be home in time for summer!

3 BEDROOM 2.1 BATH









6 1501 W WATER STREET #42 1501 W WATER STREET #42 7











8 1501 W WATER STREET #42 1501 W WATER STREET #42 9







SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VAR



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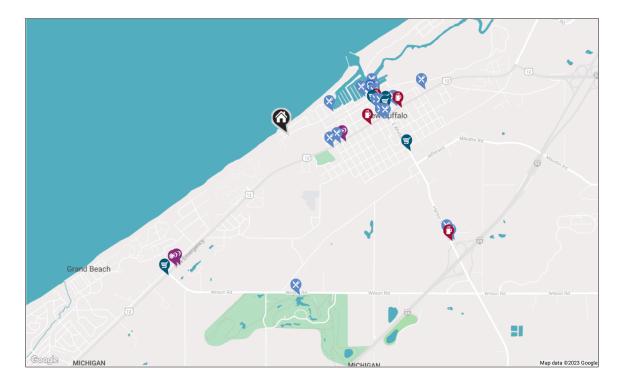


LIFE IS A BEACH IN THIS IDYLLIC HARBOR COUNTRY COMMUNITY.

New Buffalo is a bustling town built around local shops, restaurants, and recreational opportunities. The community greets residents and visitors with a large and modern harbor, a public boat launch, and a full-service dock facility with many opportunities to boat, fish, and kayak. The community is home to luxury hotels and many renowned eateries, including a famous burger joint and restaurants that overlook the scenic marina.

New Buffalo is also home to the Four Winds Casino Resort, which features a hotel, four restaurants, entertainment, and retail shops. Community events offer even more fun and entertainment, with the Ship & Shore Festival and New Buffalo Harvest & Wine Fest taking place each year. New Buffalo real estate includes a diverse range of architectural styles, from cozy Lake Michigan cottages to modern homes and waterfront mansions. Condominium communities offer maintenance-free housing opportunities for buyers interested in alternatives to single-family homes.

Rideshare services are available throughout the greater Harbor Country area. Meanwhile, the New Buffalo Amtrak station makes transportation to and from Chicago convenient for both residents and visitors.





RIOS MEXICAN GRILL #1 901 WEST BUFFALO STREET, 0.4 MI

Bentwood Tavern 600 WEST WATER STREET, 0.5 MI

Jackie's Cafe 801 WEST BUFFALO STREET, 0.5 MI

Terrace Room 111 WEST WATER STREET, 0.8 MI

Brewster's New Buffalo 11 WEST MERCHANT STREET, 0.9 MI

The Stray Dog Bar & Grill 245 NORTH WHITTAKER STREET, 0.9 MI

Subway 207A NORTH WHITTAKER STREET, 0.9 MI

Beer Church Brewing Co. 24 SOUTH WHITTAKER STREET, 0.9 MI Casey's New Buffalo 136 NORTH WHITTAKER STREET, 0.9 MI

David's Delicatessen & Coffee 30 NORTH WHITTAKER STREET, 0.9 MI

Nancy's 142 NORTH WHITTAKER STREET, 0.9 MI

Rollaway Bar 9 SOUTH BARTON STREET, 0.9 MI

Villa Nova Pizzeria - New Buffalo 134 EAST BUFFALO STREET, 1.0 MI

Redamak's 616 EAST BUFFALO STREET, 1.3 MI

Woodlands Course at Whittaker 12578 WILSON ROAD, 1.5 MI

Subway 18913 LAPORTE RD, 1.8 MI

McDonald's 18881 LAPORTE RD, 1.8 MI COFFEE SHOPS

Oink's Dutch Treat 227 WEST BUFFALO STREET, 0.8 MI

Starbucks

116 NORTH WHITTAKER STREET, 0.9 MI

Issa vibe cafe' 211 EAST BUFFALO STREET, 1.1 MI

Johnny's Markets 18913 HARBOR COUNTRY DRIVE, 1.8 MI

SHOPPING

POSH Upscale Consignment Boutique 109 NORTH BARTON STREET, 0.9 MI

Home Town Pharmacy - New Buffalo 1 NORTH WHITTAKER STREET # A, 1.0 MI

Barney's 10 NORTH THOMPSON STREET, 1.0 MI

Elsie Earl Studios 427 SOUTH WHITTAKER STREET, 1.1 MI

> Mix & Mingle 19169 U.S. 12, 1.7 MI

PHEALTH CLUBS

Equilibrium Fitness 705 WEST BUFFALO STREET, 0.5 MI

Dancing Feet Yoga 19135 U.S. 12 #2, 1.6 MI

YogaKids International 19135 U.S. 12, 1.6 MI

■ TRANSIT

New Buffalo, Michigan 226 NORTH WHITTAKER STREET, 0.9 MI

NOTES		

14 1501 W WATER STREET #42 1501 W WATER STREET #42 15



LIZ ROCH DIRECT: (312) 636-8751 2 N WHITTAKER LIZROCH@ATPROPERTIES.COM WWW.LIZROCH.COM





