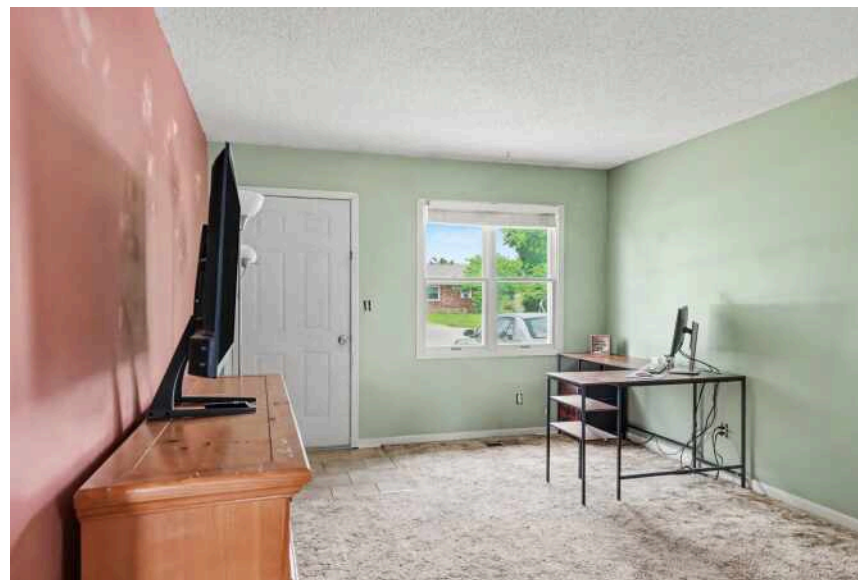


1676/1680 PHEASANT RUN

BARODA





INVESTMENT OPPORTUNITY IN LAKESHORE SCHOOLS OFFERED AT \$240,000

Investment opportunity in the desirable Lakeshore School District! Located in a quiet neighborhood just minutes from downtown Baroda & Stevensville, this duplex offers flexibility for investors or owner-occupants. Each unit features 2 bedrooms, 1 full bath, in-house laundry, an attached 1-car garage, and a private back patio. One unit has been updated with a refreshed kitchen, newer appliances, and hardwood floors, while both units offer the opportunity to add your own updates and build equity. Live in one side and let rental income from the other help offset your mortgage, or add this property to your investment portfolio. Owner lives in one side. Other unit rented 2 years ago at \$850/mo. Conveniently located near local shops, restaurants, wineries, and everything Southwest Michigan has to offer. A great opportunity with plenty of potential!

4 BEDROOM
2 BATH
TAXES: \$6,408





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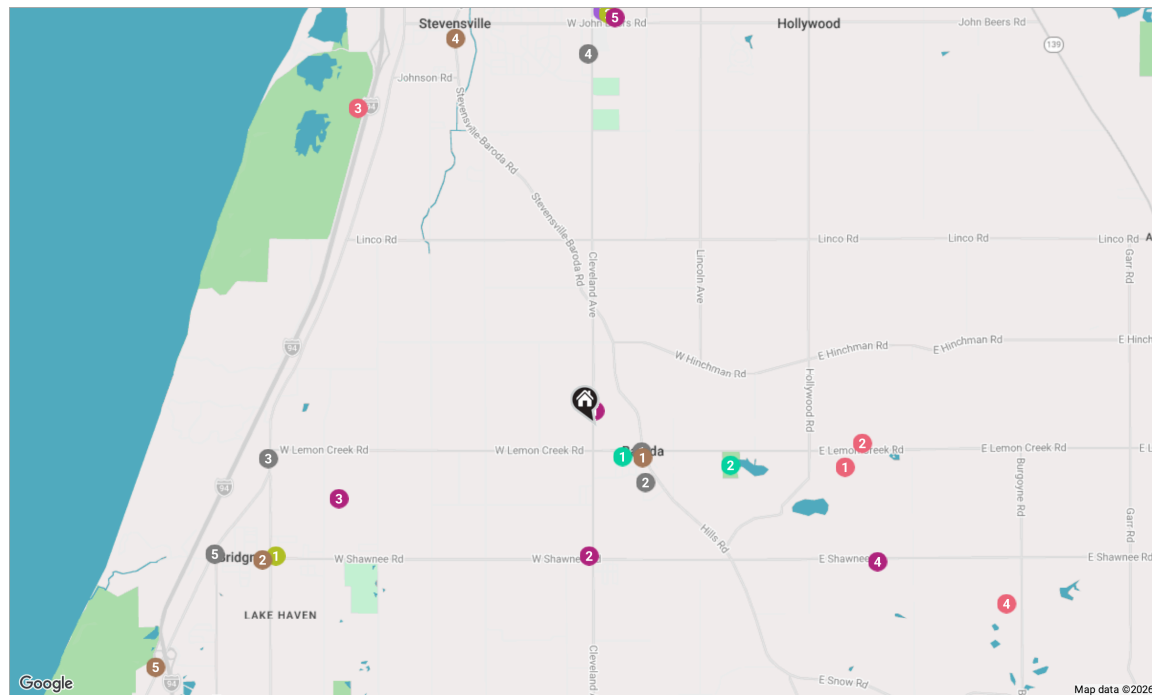
BARODA IS A RURAL JEWEL IN THE HEART OF MICHIGAN'S WINE COUNTRY.

Baroda is nestled amongst rolling hills, world-renowned vineyards, and orchards brimming with fresh fruit.

Baroda has two parks in the village center featuring public tennis courts, basketball courts and playground equipment. Baroda Village Park also has a picnic pavilion, and is located along Hickory Creek. The village's annual fireworks display every July 3rd is extremely popular in the area, as well as Barodafest, an annual family festival held the Saturday after Labor Day.

Over a dozen wineries are located within a few miles of Baroda. Round Barn Winery, Distillery and Brewery offers wine, craft beer and cocktails served alongside spirited live music at family-friendly summer events, while the nearby Round Barn Brewery & Public House is known for its pizza, sandwiches and craft brews. Baroda is also home to several apple, peach, and berry orchards, where guests can visit and pick their own fruit.

The highly-ranked Lakeshore Public Schools serve the Baroda area, with five schools serving grades K-12, and a middle and high school serving grades 6-12. Baroda is located a short drive from Interstates 94 and 196, and Amtrak Service is available in nearby Niles.



NOTES _____

[illegible]

RESTAURANTS _____

- 1 **Tj's Baroda Tap**
8906 1ST STREET, 0.5 MI
- 2 **Round Barn Brewery & Public House**
9151 1ST STREET, 0.7 MI
- 3 **D'Agostinos Navajo Bar and Grille | Italian**
8970 RED ARROW HIGHWAY, 3.0 MI
- 4 **Domino's Pizza**
5930 CLEVELAND AVE, 3.4 MI
- 5 **Roma Pizza**
9673 RED ARROW HIGHWAY, 3.7 MI
- 6 **Tabor Hill Winery & Restaurant**
185 MOUNT TABOR ROAD, 3.8 MI

 COFFEE _____

- 1 The Local
8952 1ST STREET, 0.5 MI
- 2 Rising Kites Coffee Shop
4158 LAKE STREET, 3.3 MI
- 3 Caribou Coffee
5637 CLEVELAND AVENUE, 3.8 MI
- 4 Red Coach Donuts
5811 SAINT JOSEPH AVENUE, 3.8 MI
- 5 BIGGBY COFFEE
10500 RED ARROW HIGHWAY, 4.6 MI

 SHOPPING _____

- 1 Hartlines Greenery & Garden Center
8627 CLEVELAND AVENUE, 0.1 MI
- 2 A & J Hardware Inc
1745 WEST SHAWNEE ROAD, 1.2 MI

- 3 **Starbuck's Blueberry Farm**
9245 GAST ROAD, 2.5 MI
- 4 **Shawnee Road Antiques**
638 EAST SHAWNEE ROAD, 2.9 MI
- 5 **Ace Hardware**
1545 WEST JOHN BEERS ROAD, 3.8 MI

 GROCERY_____

- 1 **Martin's Super Market**
5637 CLEVELAND AVENUE, 3.8 MI
- 2 **Meijer**
5019 RED ARROW HIGHWAY, 4.7 MI
- 3 **ALDI**
5110 RED ARROW HIGHWAY, 4.7 MI

 GYM_____

- 1 Lake Side Fit**
4055 LAKE STREET, 3.2 MI

- 2 Anytime Fitness**
5643 CLEVELAND AVENUE, 3.8 MI

ENTERTAINMENT_____

- 1** **Domaine Berrien Cellars**
398 EAST LEMON CREEK ROAD, 2.3 MI
- 2** **Lemon Creek Winery**
533 EAST LEMON CREEK ROAD, 2.5 MI
- 3** **Grand Mere State Park**
7337 THORNTON DRIVE, 3.7 MI
- 4** **Free Run Cellars**
10062 BURGOWNE ROAD, 4.1 MI

 PARKS _____

- 1 Baroda Village Park
1500 WEST LEMON CREEK ROAD,
0.4 MI
- 2 Baroda Township Park
600 WEST LEMON CREEK ROAD, 1.3 MI



DANA RILEY

(269) 921-9342

269-469-0700

DANARILEY@ATPROPERTIES.COM



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

