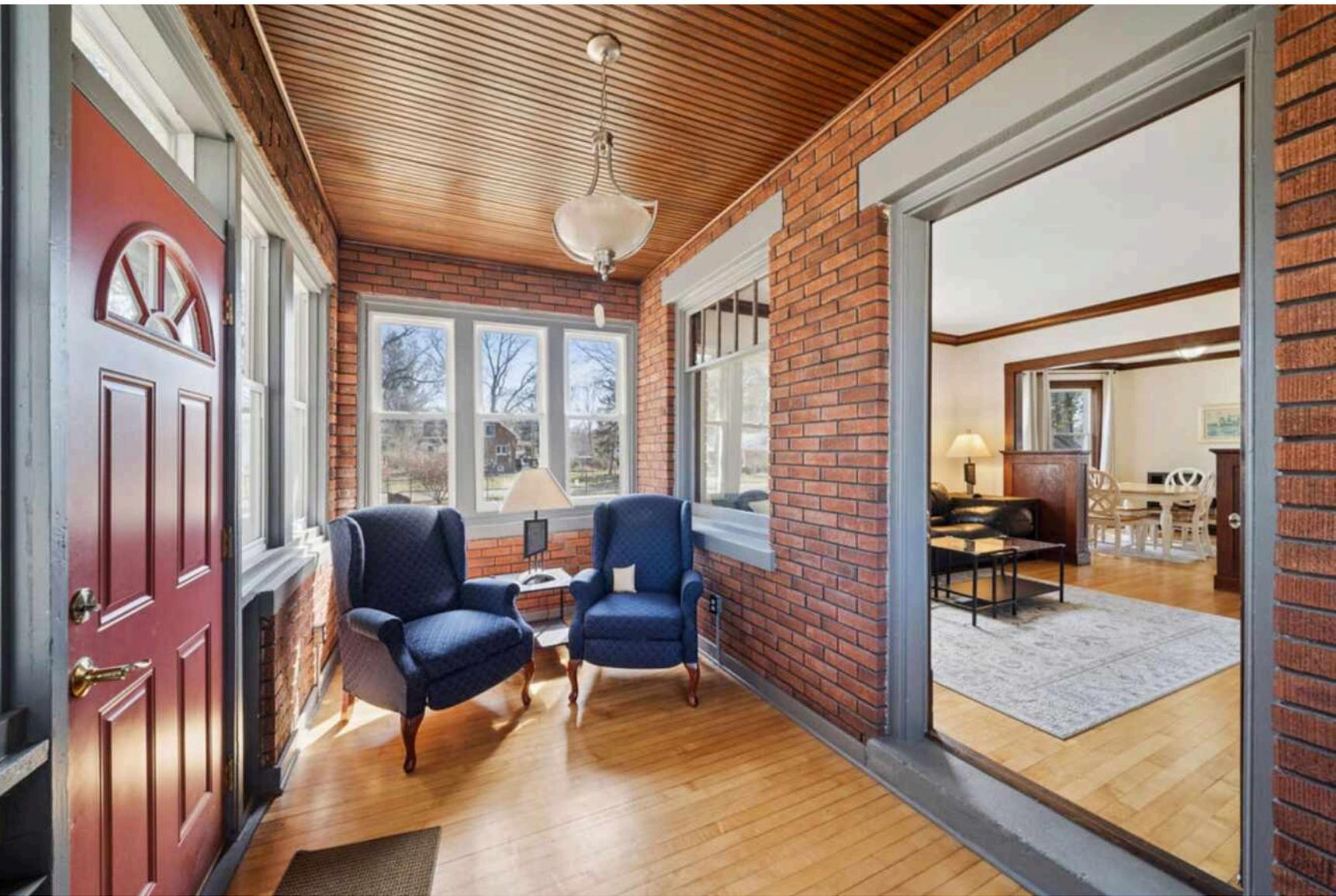


**230 S WILLARD STREET**  
NEW BUFFALO



@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 11.00' × 15.00'

DINING ROOM : 13.00' × 13.00'

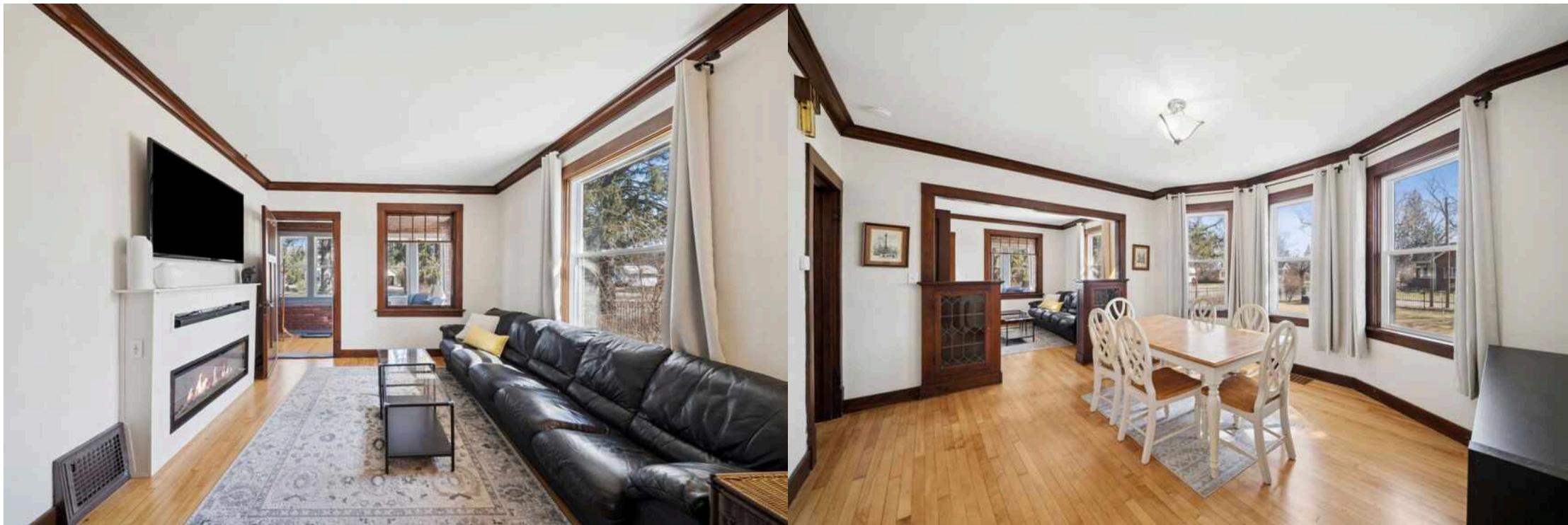
KITCHEN : 14.00' × 11.00'

PRIMARY BEDROOM : 10.00' × 10.00'

SECOND BEDROOM : 10.00' × 10.00'

THIRD BEDROOM : 13.00' × 11.00'

Set on a rare half-acre lot in the heart of New Buffalo, 230 S. Willard offers space, privacy, and true walkability just minutes from downtown shops, restaurants, the marina, and the beaches of Lake Michigan. The expansive .51-acre parcel provides room for a pool, lush gardens, outdoor kitchen, or future additions, while mature trees create a settled, residential feel. A two-car garage adds everyday convenience and storage for beach gear and bikes. Inside, the layout offers comfortable gathering spaces filled with natural light, and there's clear potential to expand into the second floor -- ideal for a spacious primary suite retreat, additional guest quarters, or a large bunk room designed for hosting. With generous land, flexibility, and an unbeatable in-town location, this property delivers long-term value and the ease of Harbor Country living in one compelling opportunity at a nice price







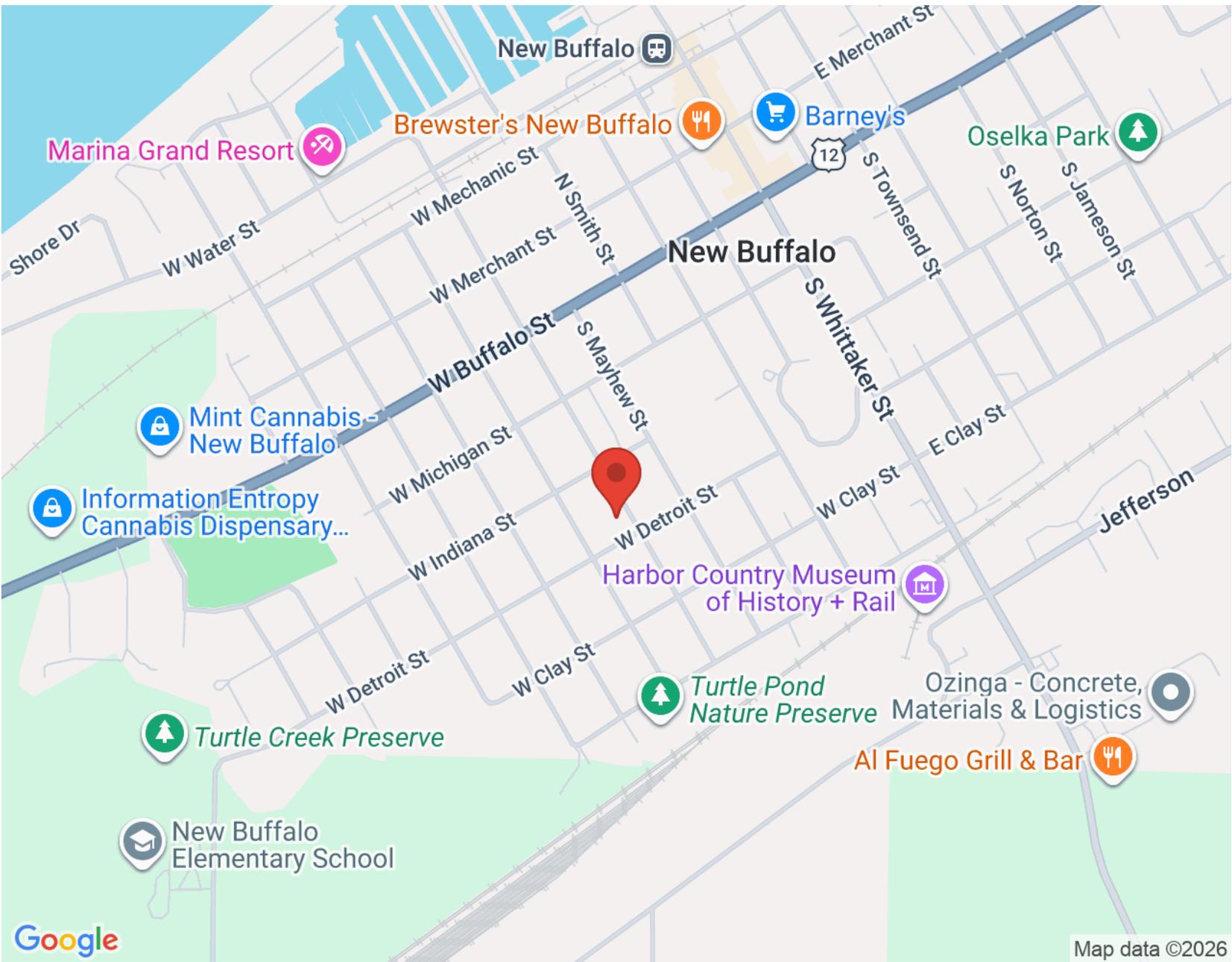




## LIFE IS A BEACH IN THIS IDYLIC HARBOR COUNTRY COMMUNITY.

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.



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## HEIDI PICARD

773.960.3031

HEIDIPICARD@ATPROPERTIES.COM

HEIDIPICARDPROPERTIES.COM

HEIDI PICARD

