







BRIAN ELMORE REALTOR

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#### 234 FRANCIS STREET · SAUGATUCK







#### 234 FRANCIS STREET LOCATION IS EVERYTHING WITH THIS HOME

#### **ROOM DIMENSIONS**

Primary Bedroom 14.17'×11.58'
Bedroom 2 11.58'×12.75'
Bedroom 3 11.25'×12.67'
Bedroom 4 10'×11.58'
Bunk Room 6.75'×11.17'
Kitchen 6.58'×14.67'
Breakfast Nook 14.25'×9.33'
Dining Room 11.42'×9.42'
Family Room 11.67'×14.67'
Living Room 11.5'×13.67'
Enclosed Porch 19.42'×7.42'
Laundry Room 9.08'×6.5'
Primary Bath 9.5'×5'
Second Bath 7.75'×3.75'
Third Bath 5.42'×11.25'

#### **FEATURES**

Perfectly situated in the heart of downtown Saugatuck, 234 Francis Street combines historic charm with modern comfort in one of the area's most desirable locations. This beautifully updated four-bedroom, three-bath home offers nearly 2,000 square feet of living space designed for relaxation, connection, and convenience.

The main level features a spacious primary suite with private bath, a second bedroom, an additional full bath, and a bright three-season porch ideal for enjoying the changing seasons. The kitchen offers stainless steel appliances, ample counter space and an eat-in area that flows easily into the dining and living spaces, creating a natural gathering spot for family and friends. Upstairs, two comfortable bedrooms, a full bath, and a charming bunk room with four built-in beds provide extra sleeping accommodations.

Throughout the home, hardwood floors, thoughtful updates, and original details create a warm, welcoming feel. Outside, mature trees and landscaping offer privacy and a sense of retreat, while the deck and patio provide perfect settings for morning coffee or summer evenings outdoors. Central air conditioning and a whole-home back-up generator ensures uninterrupted comfort year-round.

Located within an easy stroll of Saugatuck's shops, galleries, and waterfront, this move-inready home captures the essence of lakeshore living — timeless character, modern convenience, and a truly unbeatable in-town location.



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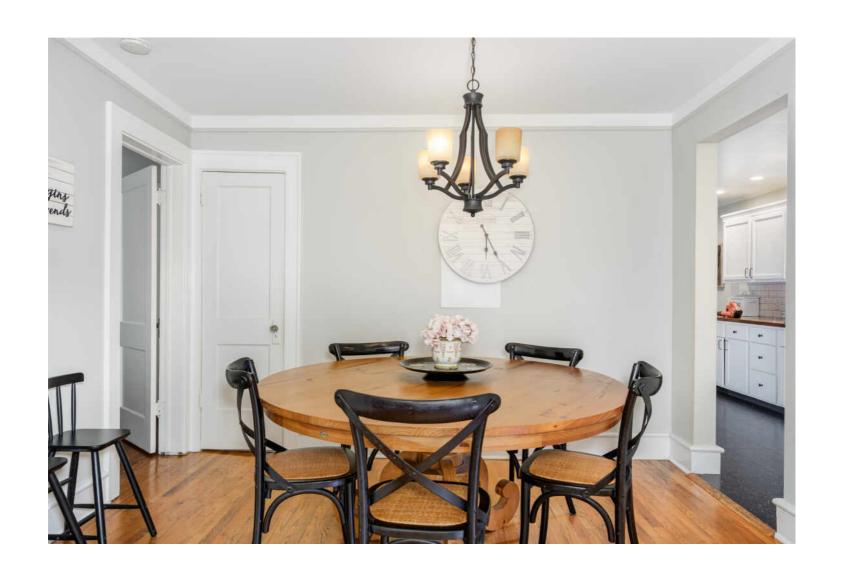








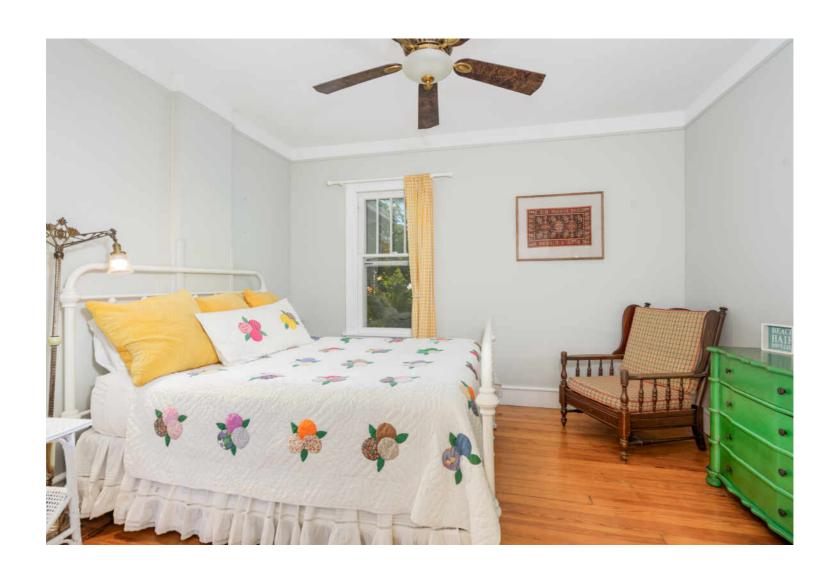
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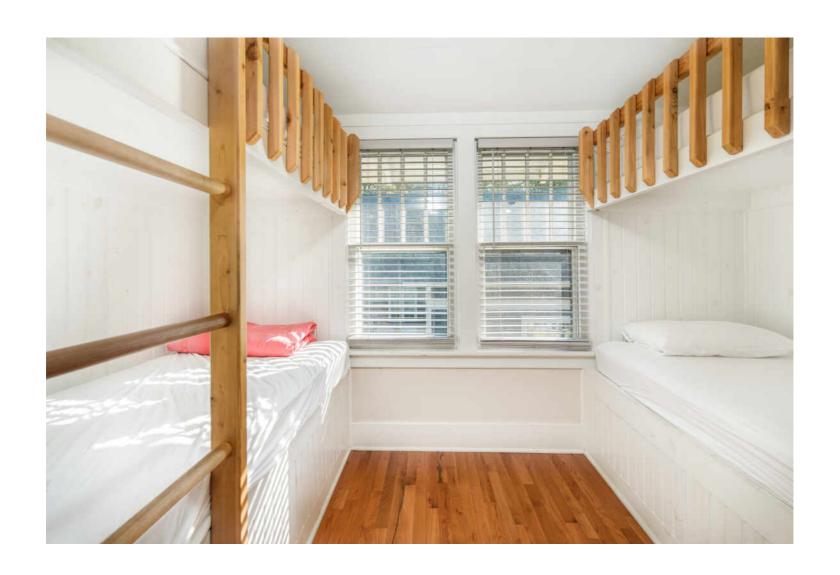








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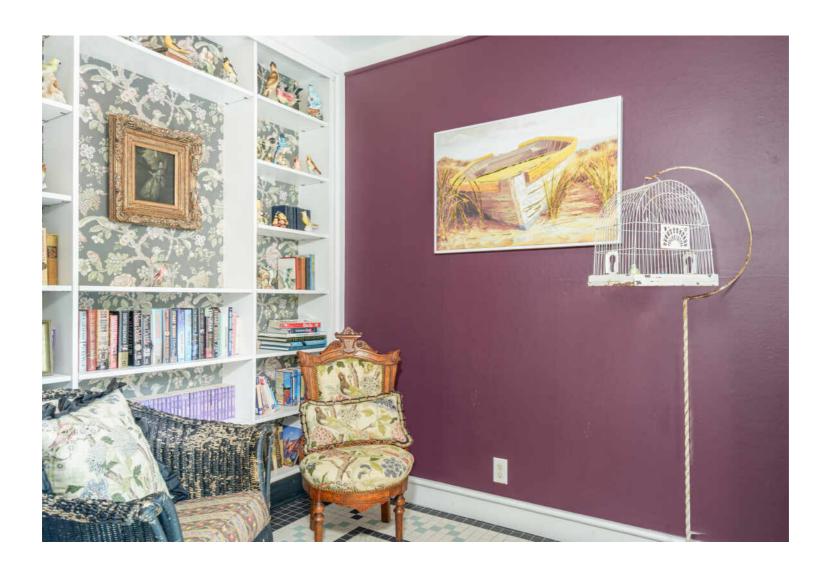














# **NEIGHBORHOOD GUIDE MAP**



#### **NEIGHBORHOOD GUIDE**

## RESTAURANTS\_\_\_\_\_

- Wicks Park Bar & Grille
  449 WATER STREET, 0.1 MI
- 2 Phil's Bar & Grille 215 BUTLER STREET, 0.2 MI
- Wally's Bar & Grill
  128 HOFFMAN STREET, 0.2 MI
- Boardwalk Deli and Ice Cream 311 WATER STREET, 0.2 MI
- The Southerner
  880 HOLLAND STREET, 0.3 MI
- 6 Bowdie's Chophouse 230 CULVER STREET, 0.3 MI
- Marro's Italian Restaurant
  147 WATER STREET, 0.3 MI
- 8 The Butler 40 BUTLER STREET, 0.4 MI
- 9 Red Dock 219 NORTH UNION STREET, 0.7 MI

- Everyday People Cafe
  11 WEST CENTER STREET, 1.1 MI
- Wild Dog 24 CENTER STREET, 1.1 MI
- Clearbrook Golf Club's The Grill Room Restaurant
- Saugatuck Brewing
  Company
  2948 BLUE STAR HIGHWAY, 1.9 MI

### Q COFFEE.

- Uncommon Coffee Roasters 127 HOFFMAN STREET, 0.2 MI
- 2 Siena Cafe 118 HOFFMAN STREET, 0.2 MI
- Tree of Life Juice
  201 CULVER STREET, 0.3 MI
- Uncommon, Too

## SHOPPING\_\_\_\_

- 1 Saugatuck Drug Store
  201 BUTLER STREET, 0.2 MI
- GROCERY\_\_\_\_
  - 1 Supervalu 237 WEST CENTER STREET, 1,1 MI



- 1 Satya Yoga 439 BUTLER STREET, 0.1 MI
- 2 Blue Star Gym 6492 BLUE STAR HIGHWAY, 1.6 MI

## SCHOOLS.

- 1 Saugatuck High School 401 ELIZABETH STREET, 0.3 MI
- Douglas Elementary School 261 WEST RANDOLPH STREET, 1.3 MI

# PENTERTAINMENT\_\_\_\_\_

- Saugatuck Center for the Arts
  400 CULVER STREET. 0.3 MI
- Saugatuck Dune Rides 6495 BLUE STAR HWY, 1.6 MI
- Ravines Golf Club 3520 PALMER DRIVE, 2.9 MI

## SERVICES\_

- 1 United States Postal Service 434 BUTLER STREET, 0.1 MI
- 2 Saugatuck City Hall 102 BUTLER STREET, 0.3 MI
- 3 Saugatuck Township Fire District 3342 BLUE STAR HIGHWAY, 0.7 MI
- 4 Saugatuck-Douglas Library
  174 CENTER STREET, 1.1 MI







Leading REAL ESTATE COMPANIES STREET