



30 BRIARWOOD TRAIL MICHIANA



30 BRIARWOOD TRAIL · MICHIANA

@properties | CHRISTIE'S
INTERNATIONAL REAL ESTATE



JUSTIN LUCAS BROKER

312.989.0512 mobile
justinlucas@atproperties.com
www.JustinLucasGroup.com

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30 BRIARWOOD TRAIL • MICHIANA





30 BRIARWOOD TRAIL WOODED RETREAT, BEACHSIDE LIVING

ROOM DIMENSIONS

Living Room	31'x24'
Kitchen	27'x12'
Foyer	9'x4'
Primary Bedroom	17'x16'
Primary Bath	7'x16'
Second Bedroom	16'x18'
Second Bath	9'x9'
Third Bedroom	16'x19'
Third Bath	13'x8'
Fourth Bath	8'x12'
Recreation Room	25'x22'
Utility Room	6'x10'
Garage	23'x23'
Upper Deck	48'x12'
Screened Porch	14'x14'
Lower Deck	48'x8'
Laundry Room	3'x6'

FEATURES

Just a 5-minute walk or quick golf cart ride from the beach, this 3-bedroom, 4-bath Michiana home offers over 3,000 square feet on a wooded .45-acre lot. The bright, open-concept living, dining, and kitchen area features vaulted ceilings, brand-new skylights, wooded views, a breakfast bar, and a cozy gas fireplace. A large back deck, screened porch, and multi-level decking create inviting spaces to relax outdoors. The split floor plan places generous bedrooms on opposite sides of the home, including a main-level primary suite. All three bedrooms have ensuite baths and direct deck access. The walk-out lower level adds a family room with built-in wet bar and a bedroom suite ideal for guests. An oversized attached two-car garage completes the home. Enjoy it as it is or bring your vision to its exceptional potential, just a short drive from downtown New Buffalo and Harbor Country's shops and restaurants.

- 3 bedrooms, 4 full bathrooms
- 5 minute walk from the beach
- Vaulted ceilings with brand new skylights
- Multi-level decking
- Oversized attached two-car garage



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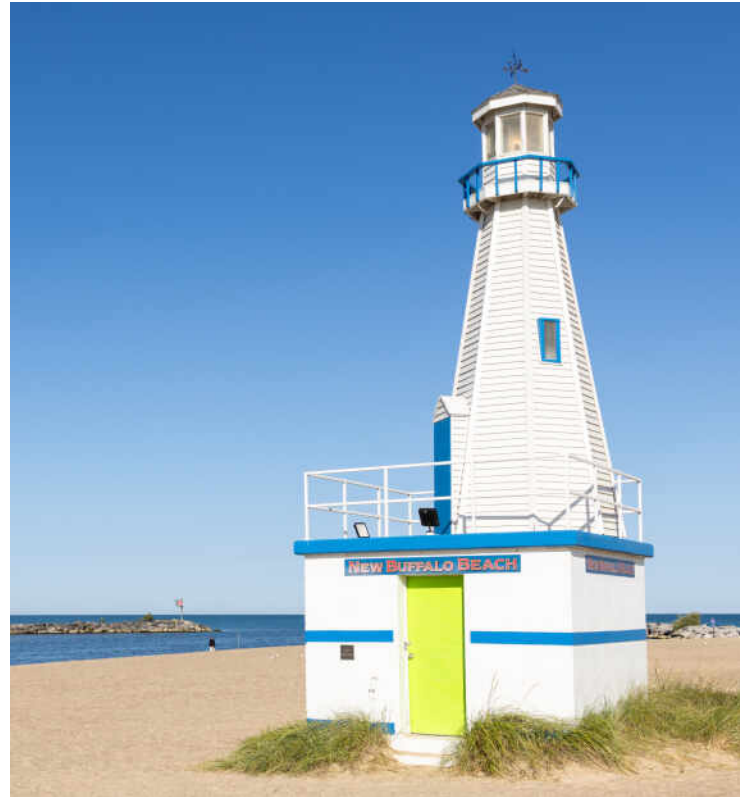








Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



LIFE IS A BEACH IN THIS IDYLIC HARBOR COUNTRY COMMUNITY.

Locals love the laid-back lifestyle found in New Buffalo. The lakefront is the backdrop for a variety of leisure activities during the summer, while charming boutiques, fine restaurants, and community festivals offer year-round enjoyment.

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.





