

3856 BIRCHWOOD TRAIL

MICHIANA SHORES





ROOM DIMENSIONS

LIVING ROOM : 11.67' × 19.58'

DINING ROOM : 11.67' × 6.83'

KITCHEN : 11.67' × 8.0'

PRIMARY BEDROOM : 11.58' × 12.08'

SECOND BEDROOM : 11.58' × 12.0'

SUN ROOM : 11.67' × 7.9'

2 BEDROOM

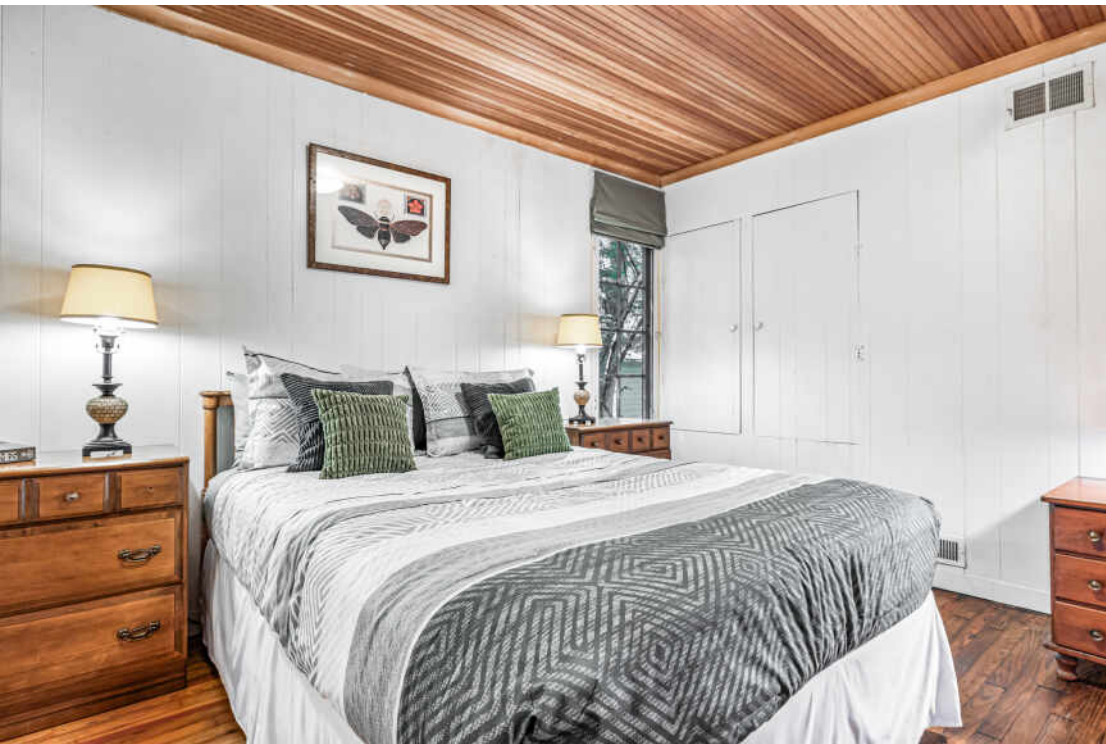
1 BATH

TAXES: \$3,672

Make your Michiana dreams come true. This enchanting cottage has been beautifully renovated, yet maintaining storybook charm, with a large great room, vaulted ceilings, knotty pine walls and a fieldstone fireplace. Relax with a book in front of the fire or on the three-season porch. Lake Michigan is a short walk or bike ride away and the home comes with deeded beach rights. Sold turnkey, with a new roof, freshly painted exterior and is situated on a corner lot. This ideal year-round getaway can be yours. Short-term rentals are permitted as governed by the Michiana Shores Short-Term Rental ordinance.

- 2 Bedrooms / 1 Bathroom
- Great Room with Vaulted Ceiling
- Fieldstone Fireplace
- Knotty Pine Paneling
- Sun Room
- Rear Patio / BBQ area







TOTAL: 935 sq. ft
FLOOR 1: 935 sq. ft
EXCLUDED AREAS: STORAGE: 58 sq. ft, UTILITY: 24 sq. ft, PATIO: 260 sq. ft,
PORCH: 201 sq. ft, FIREPLACE: 13 sq. ft, WALLS: 64 sq. ft

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



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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.

