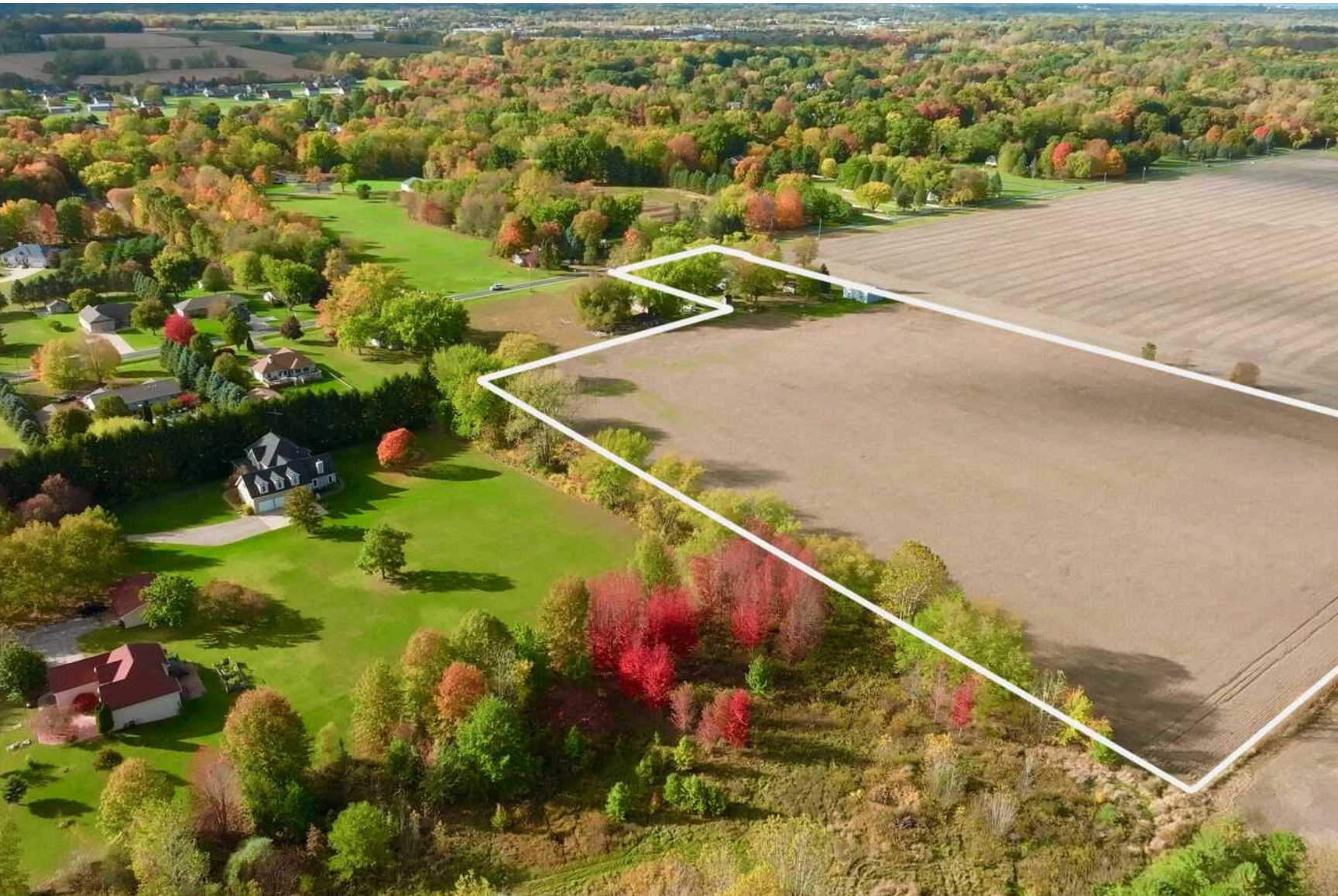


# 4711 SCOTTDALE ROAD

ST. JOSEPH



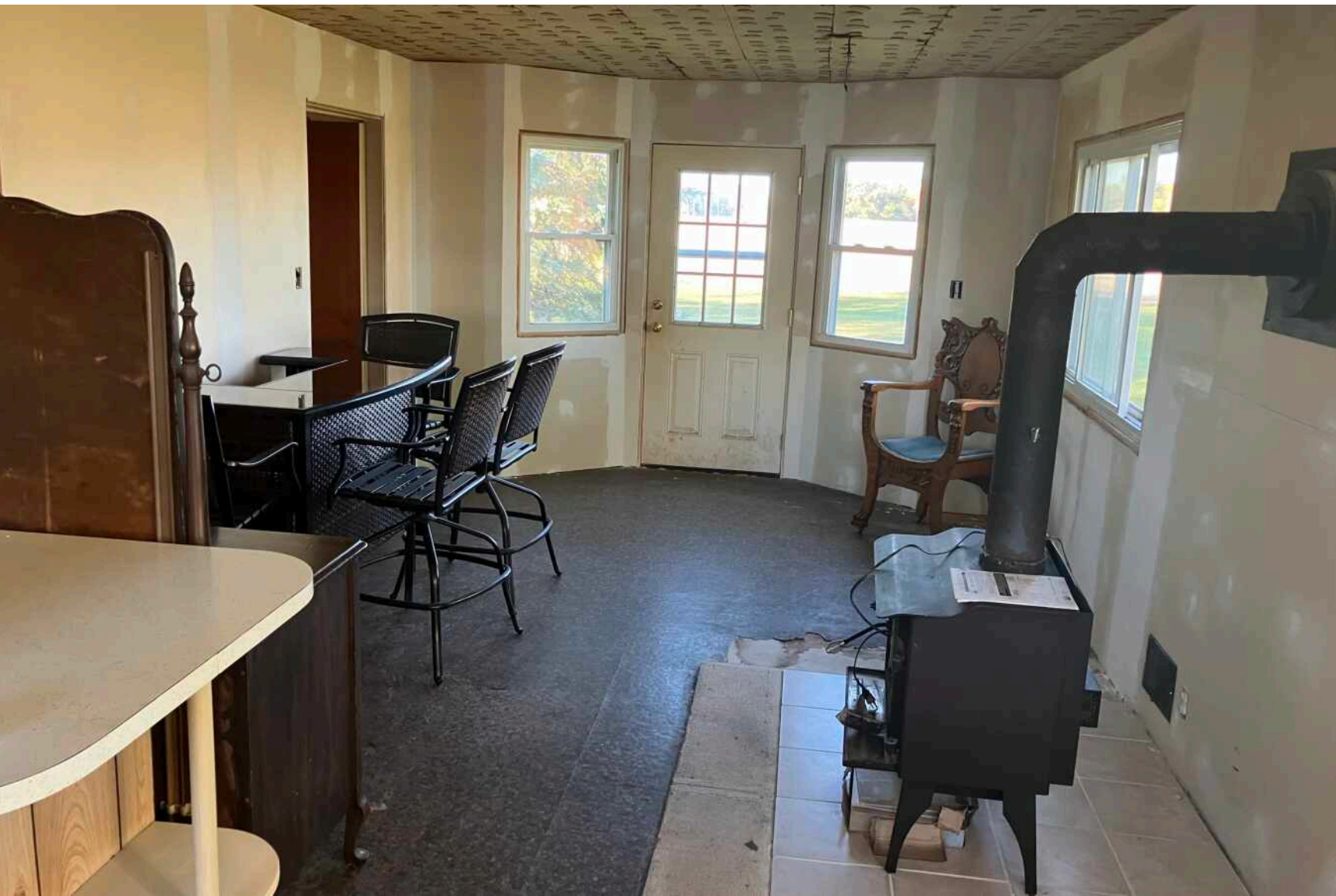




4 BEDROOM  
2 BATH  
TAXES: \$2,212

Ranch Home with 12 Acres of Prime Development Land Located in the highly visible M-139 / Marquette Woods / Scottdale Road corridor, this four-bedroom, two-bath ranch offers a home for those that want to make it their own with VERY good potential. The home features a practical floor plan ideal for an easy living lifestyle or as an investment opportunity. Beyond the residence, the property includes 12 acres of land-a rare find in this corridor-perfect for future residential development. With close proximity to shopping, dining, and major routes, this location combines the appeal of peaceful surroundings with convenient access to area amenities. An ideal opportunity for those seeking a comfortable home today and valuable development potential for tomorrow. Schedule your showing today!













## KNOWN AS “THE RIVIERA OF THE MIDWEST,” **ST. JOSEPH** IS A RESORT COMMUNITY SURROUNDED BY PICTURESQUE BEACHES, WITH LAKE MICHIGAN AS ITS SPARKLING BACKDROP.

The city was founded as a shipping community and has since evolved into an affluent resort community.

St. Joseph’s lakeshore is lined with idyllic beaches and picturesque sand dune formations. Inland is a lush countryside that produces some of the country’s best orchards and vineyards. Downtown St. Joseph is comprised of local shops and eclectic dining options.

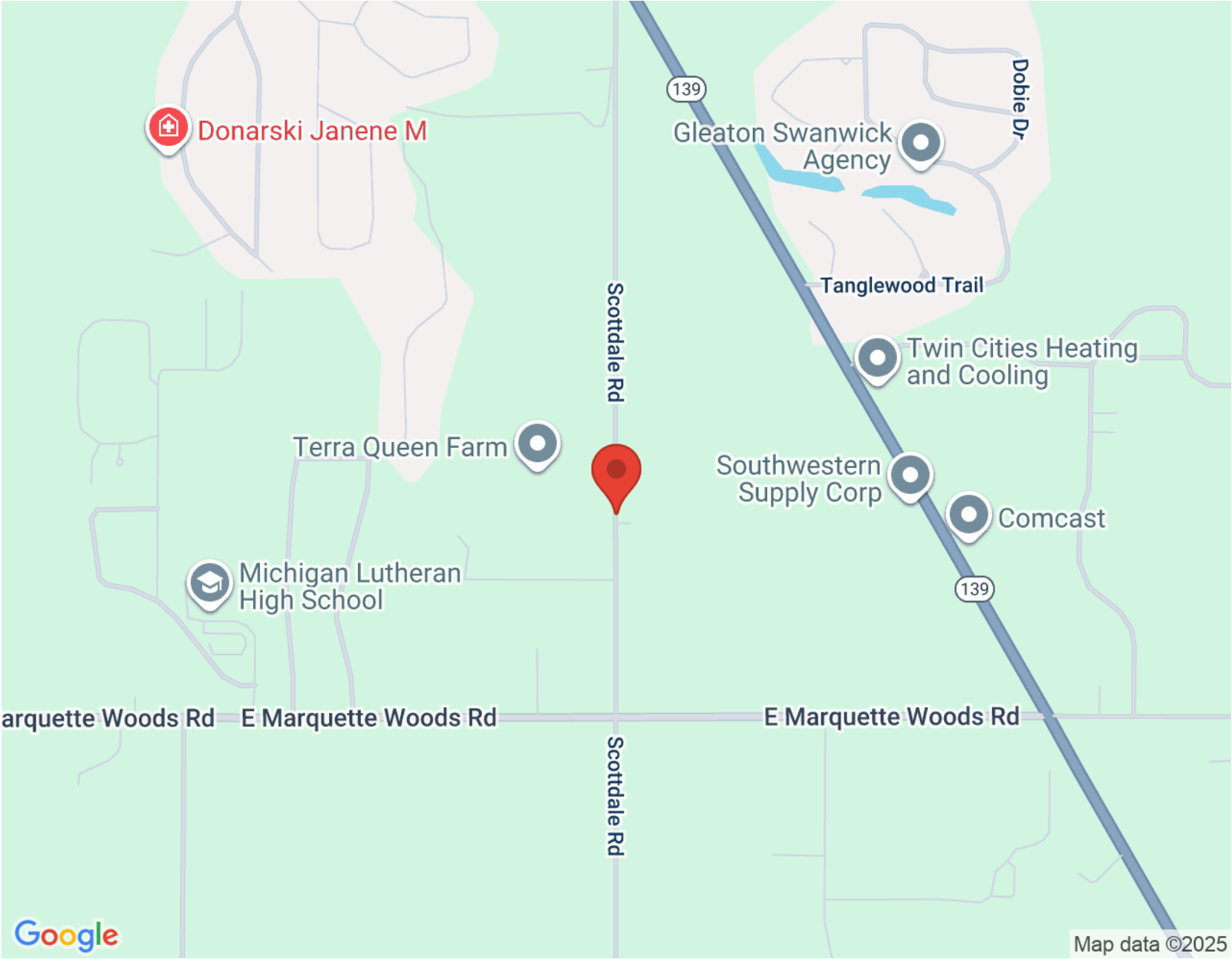
Outdoor enthusiasts have limitless options. The Margaret B. Upton Arboretum showcases many sculptures and park benches and is adjacent to downtown. Locals and visitors can also enjoy the many parks, such as Lake Bluff Park, Tiscornia Park, and Silver Beach County Park, and recreational facilities that offer fishing, boating, and swimming.

St. Joseph hosts various festivals that attracts thousands of visitors, including the annual Chalk the Block Arts Festival and live music at the Shadowland Pavilion at Silver Beach.

Housing in St. Joseph includes homes overlooking the bluff and plenty of opportunities to own property with Lake Michigan frontage, ranging from beach cottages to custom-built mansions.

St. Joseph has easy access to I-94, offering convenient travel to both Chicago and Detroit.





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## JOSEPH FLOOD

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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.

