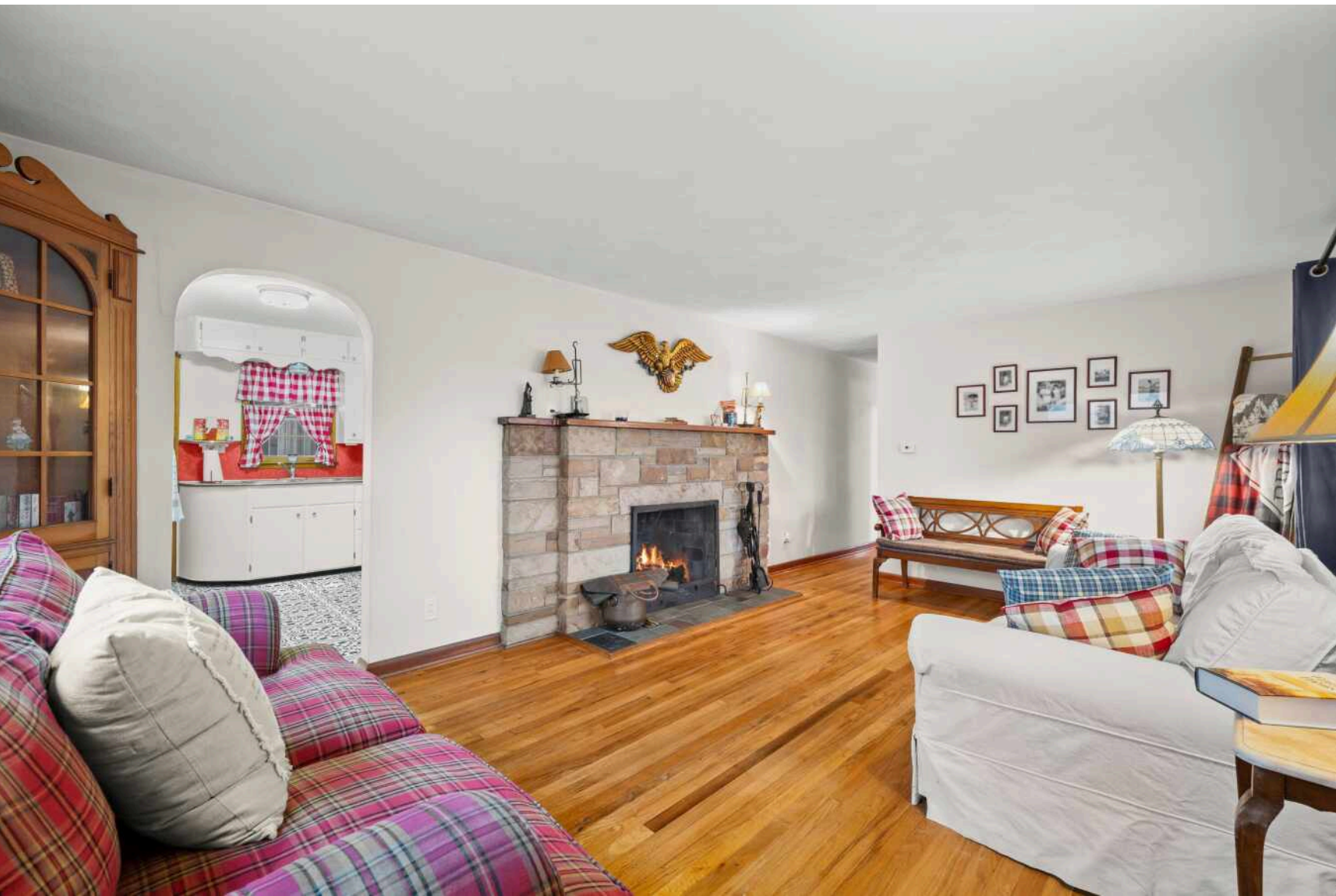


5770 W US HIGHWAY 12  
BUCHANAN







#### ROOM DIMENSIONS

LIVING ROOM : 19.00' × 11.00'

KITCHEN : 11.00' × 9.00'

PRIMARY BEDROOM : 12.00' × 10.00'

SECOND BEDROOM : 11.00' × 9.00'

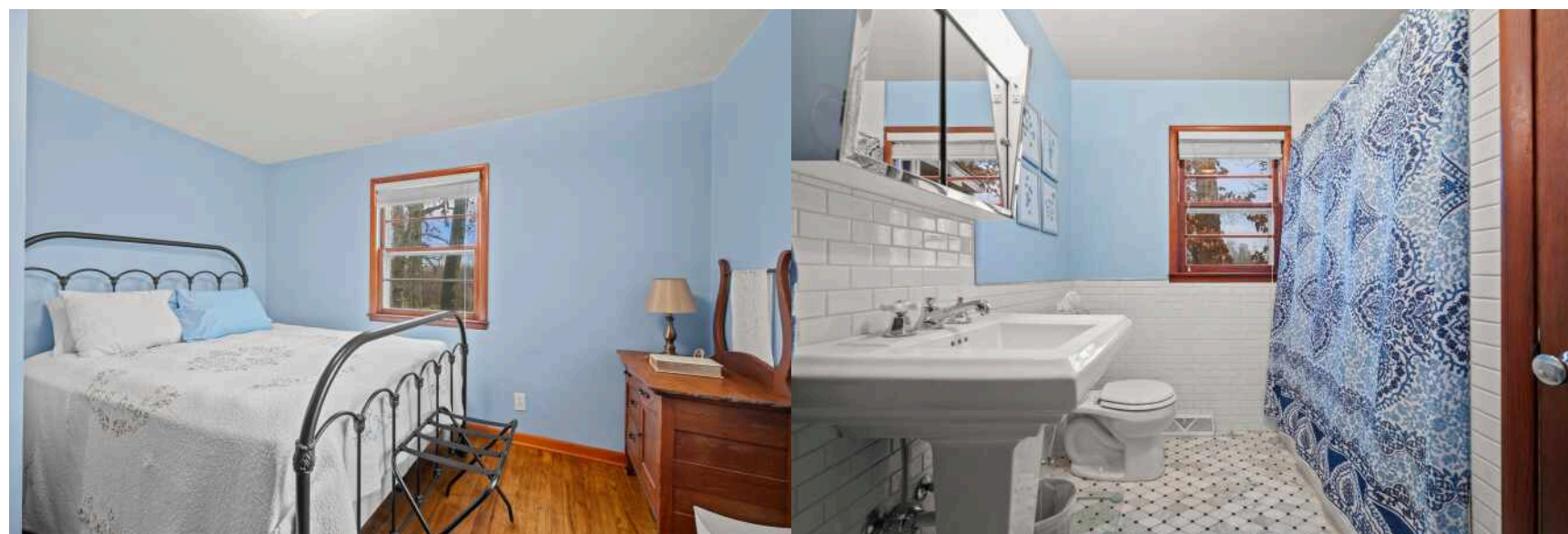
THIRD BEDROOM : 10.00' × 8.00'

## ESCAPE TO DAYTON LAKE!

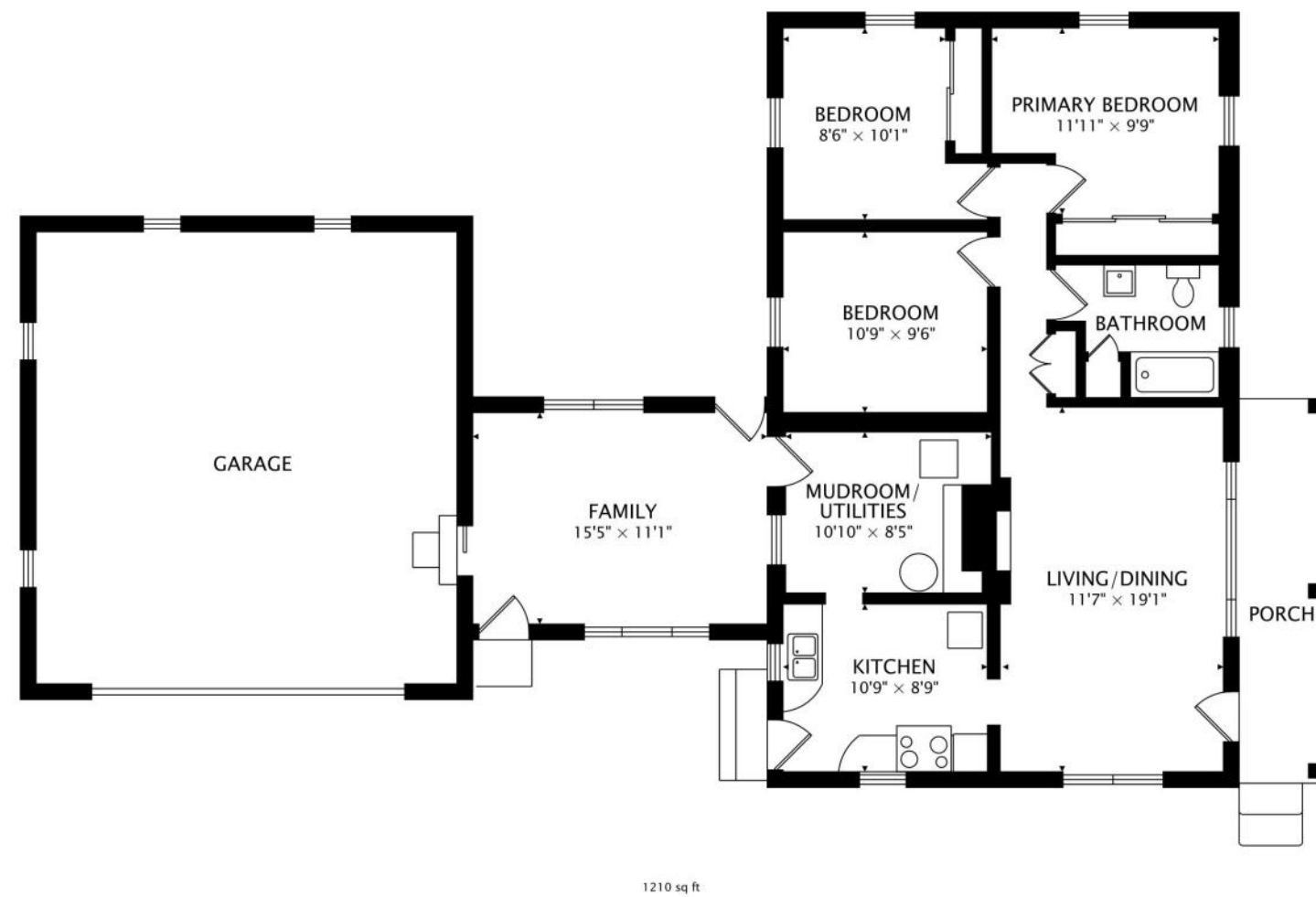
Discover a rare opportunity to own a charming 3-bedroom, 1-bath home on 11 serene acres along the south side of Dayton Lake. This character-filled home features beautiful hardwood floors and a warm, welcoming feel throughout. With over 1,000 feet of water frontage and only one other home on the entire lake, this property offers exceptional privacy and a true retreat-like setting. Nature lovers will appreciate the mature hardwoods that grace the property, including impressive hickory, white oak, and red oak trees that provide beauty, shade, and a stunning seasonal backdrop. Abundant wildlife and peaceful natural surroundings enhance the sense of seclusion and tranquility. Set far back from the road, you'll enjoy quiet surroundings and expansive views of the water. Spend your days relaxing by the shore or taking advantage of a variety of water activities right out your back door. Recent updates include a new roof and new furnace in 2023, adding peace of mind and year-round comfort. Located in the Buchanan Community Schools district, this property is ideal as a private retreat or a full-time residence, combining seclusion, natural beauty, and lakeside living in one special package.

- 3-bedroom, 1-bath home on 11 serene acres
- Located on the south side of Dayton Lake with over 1,000 ft of waterfront
- Only one other home on the entire lake - exceptional privacy
- Beautiful hardwood floors throughout
- Cozy wood-burning fireplace for warm, inviting living space
- Mature hardwoods on the property, including hickory, white oak, and red oak trees
- Abundant wildlife and peaceful natural surroundings
- Home sits far back from the road for added seclusion
- Oversized garage provides excellent storage and parking













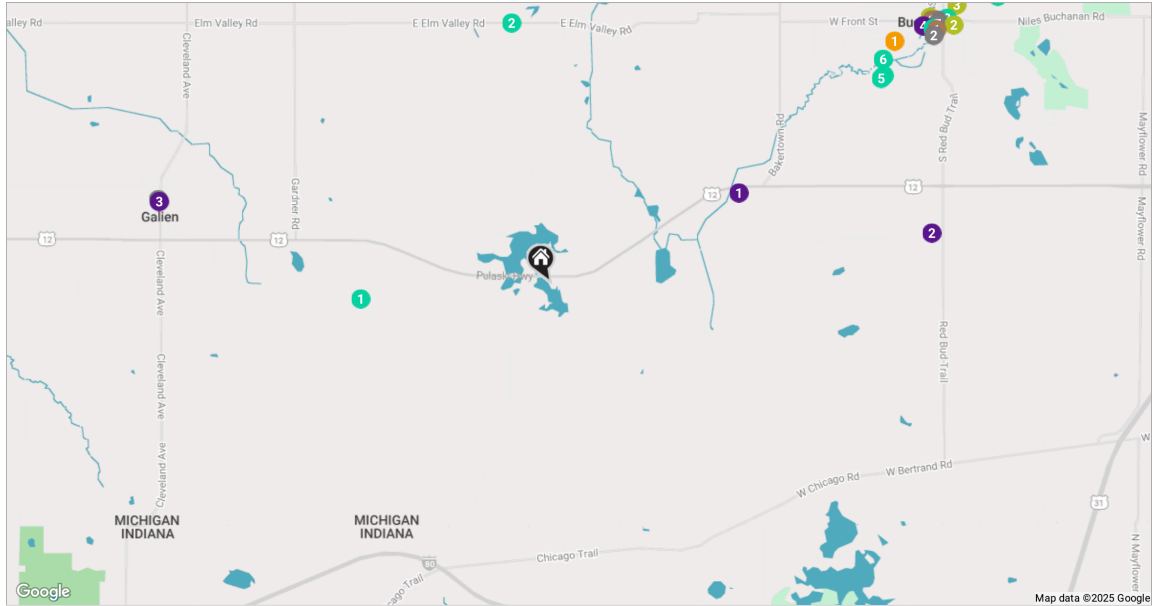
NESTLED IN THE SOUTHWEST CORNER OF MICHIGAN, ALONG THE BANKS OF THE ST. JOSEPH RIVER, THE CITY OF **BUCHANAN** BEGAN AS A MILLING TOWN AND TODAY IS PART OF MICHIGAN'S WINE COUNTRY.

The city has two historical districts with restaurants, shops, and events. The first is the Buchanan Downtown Historic District, which is located in the heart of the city center and includes buildings from the 1840s through the 1960s. The second is the Buchanan North and West Neighborhood Historic District, which includes over 700 homes, barns, and properties that once belonged to city leaders, business leaders, and merchants. The district has more than 20 architectural styles featuring Bungalow, Queen Anne, and Italianate homes.

The St. Joseph River offers boating, kayaking, and fishing with a boat launch off Red Bud Trail. The McCoy Creek Trail runs through the city and helps residents stay active.

There is plenty to enjoy in addition to recreation, including taking classes at the Buchanan Art Center; shopping at the outdoor farmers market at Buchanan Common on Saturdays; and watching weekly concerts downtown in the summertime.





#### RESTAURANTS

- 1 Ray & Al's  
118 NORTH CLEVELAND AVENUE,  
3.7 MI
- 2 McCollum's Restaurant and Bar  
206 DAYS AVENUE, 4.2 MI
- 3 Gary Z's Sub Shop  
254 EAST FRONT STREET, 4.3 MI
- 4 McCoy Creek Tavern  
215 EAST FRONT STREET, 4.3 MI
- 5 Cafe Italiano at The Sweet Shop  
205 EAST FRONT STREET, 4.3 MI
- 6 Hilltop's Creekside Cafe  
223 EAST FRONT STREET, 4.3 MI
- 7 Milano's Pizza  
109 DAYS AVENUE, 4.3 MI

#### COFFEE

- 1 Gustavsen Cafe  
125 DAYS AVENUE, 4.3 MI

#### Union Coffee House & Cafe

- 3 BIGGBY Coffee  
411 RED BUD TRAIL NORTH, 4.6 MI

#### SHOPPING

- 1 Lowery Meat & Seafood  
310 RIVER STREET, 4.6 MI

#### GYM

- 1 River of Life Yoga LLC  
113 MAIN STREET, 4.3 MI
- 2 The Fitness Industry  
400 EAST FRONT STREET G, 4.4 MI
- 3 Redbud Fitness & Lifestyle Center  
500 EAST 3RD STREET, 4.6 MI
- 4 Maggy's Private Pilates Studio  
51881 WATERSEDGE COURT, 4.6 MI

#### SCHOOLS

- 1 Buchanan Community Schools  
401 WEST CHICAGO STREET, 3.9 MI

#### PARKS

- 1 Burns Prairie Preserve  
18185 MOUNT ZION ROAD, 1.8 MI
- 2 Mud Lake Bog Nature Preserve  
905 EAST ELM VALLEY ROAD, 2.5 MI
- 3 Fullers Resort and Campground  
1622 EAST CLEAR LAKE ROAD, 3.0 MI
- 4 Buckshot Disc Golf Course  
MCCOY CREEK DRIVE, 3.6 MI
- 5 Field of Dreams Dog Park  
BUCHANAN, 3.6 MI
- 6 McCoy Creek Recreation Area  
501 WEST SMITH STREET, 3.7 MI

#### Buchanan Common

- 8 McCoy Pond Duck Park  
302 SOUTH RED BUD TRAIL, 4.4 MI
- 9 Apple picking  
15380 CLEVELAND AVENUE, 4.7 MI
- 10 McCoy Creek Trail  
209 SCHIRMER PARKWAY, 4.9 MI

#### SERVICES

- 1 Bertrand Twp Fire Department  
4770 U.S. 12, 1.9 MI
- 2 Bertrand Township Clerk  
3835 BUFFALO ROAD #9412, 3.6 MI
- 3 United States Postal Service  
114 NORTH CLEVELAND AVENUE,  
3.7 MI
- 4 Buchanan City Fire Department  
105 WEST FRONT STREET, 4.2 MI

## NOTES





## CHRISTIE BROWN

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2694690700

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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.

