

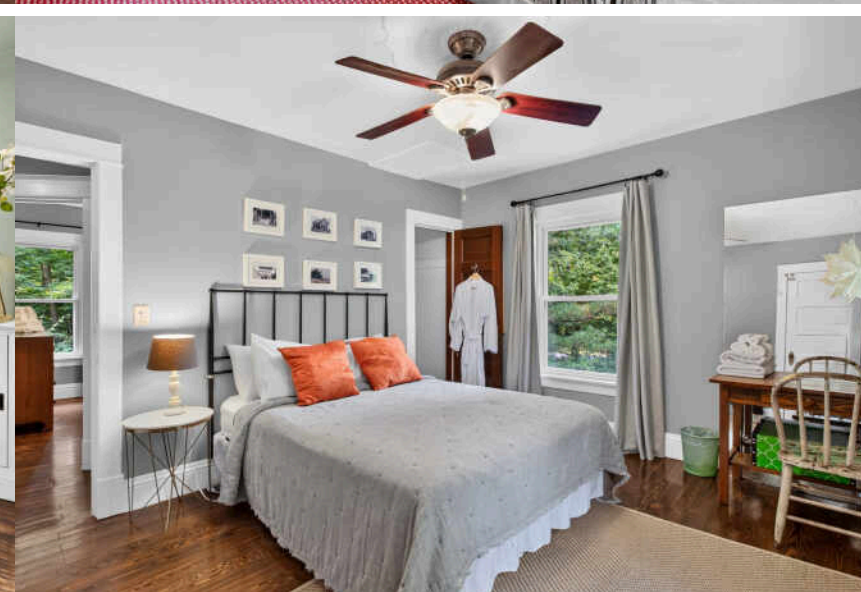
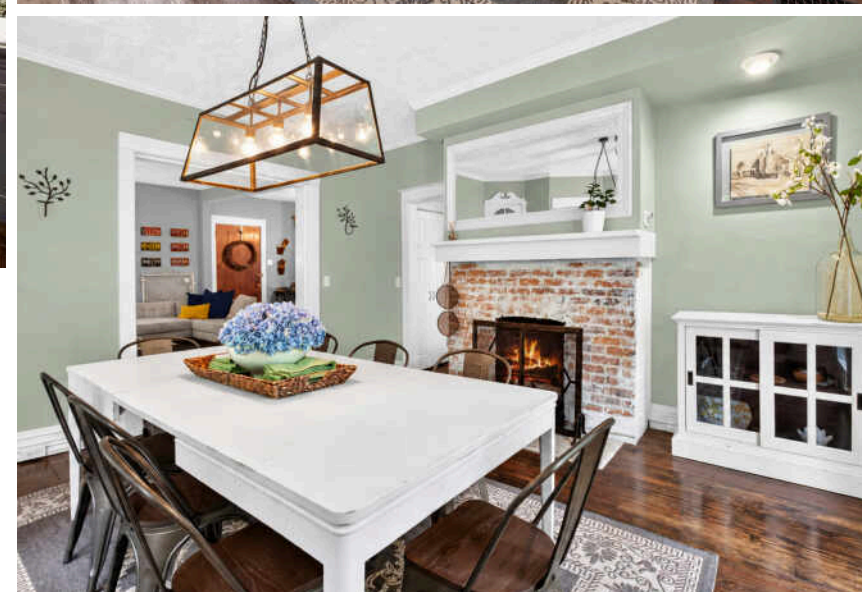
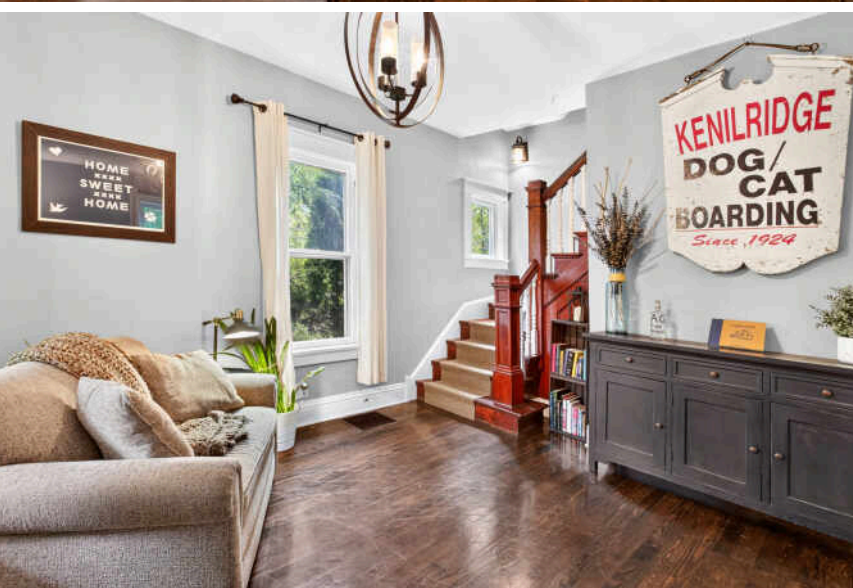
6540 OLD ALLEGAN ROAD
SAUGATUCK

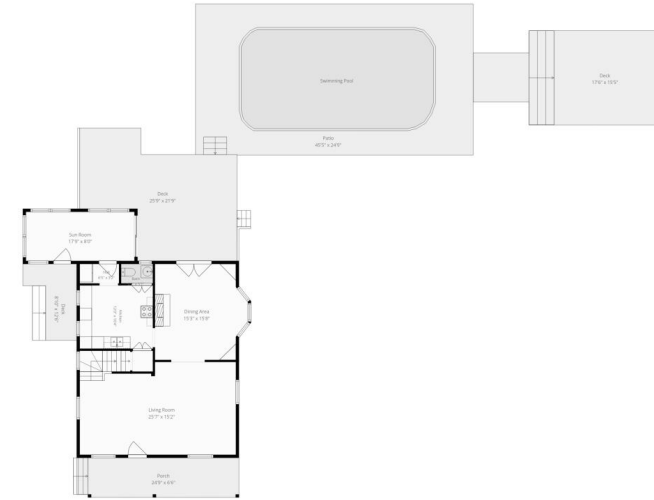




4 BEDROOM
1.1 BATH
TAXES: \$5,022

Allegan Gardens is a lush oasis walkable to downtown Saugatuck! This 1911 Four Square is rich in local history- famed for fabulous parties. The home went through a restoration in 2013 and has had subsequent updates. Perfectly situated on 1.42 professionally landscaped & wooded acres with a gorgeous pool. Character abounds - corner dining hutches, original hardwood floors and crown moldings throughout. This rare offering has a successful rental history. A perfect home for a full time resident, weekend retreat, short term rental investment or a private family compound! Fantastic opportunity for expansion. Minutes to Saugatuck and Douglass, award winning beaches, wineries and endless farm stands & markets. Perfect balance of proximity to lively downtown Saugatuck with the space and feel of a private getaway.





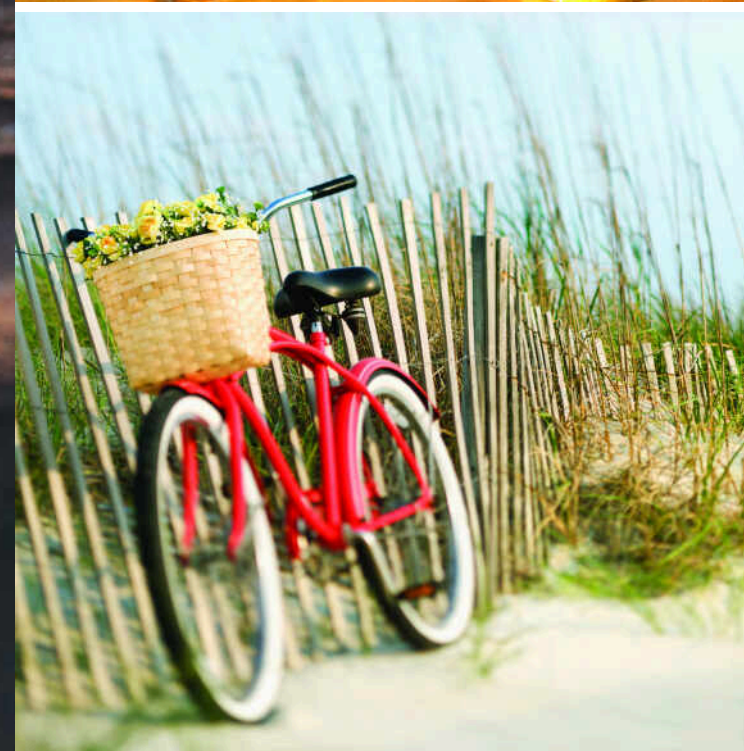
Total: 1888 sq. ft
 Basement: 0 sq. Ft, 1st Floor: 1033 sq. Ft, 2nd Floor: 855 sq. ft
 Excluded Areas: Basement: 855 sq. Ft, Porch: 171 sq. Ft, Deck: 896 sq. Ft,
 Patio: 625 sq. ft

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



Total: 1888 sq. ft
 Basement: 0 sq. Ft, 1st Floor: 1033 sq. Ft, 2nd Floor: 855 sq. ft
 Excluded Areas: Basement: 855 sq. Ft, Porch: 171 sq. Ft, Deck: 896 sq. Ft,
 Patio: 625 sq. ft

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



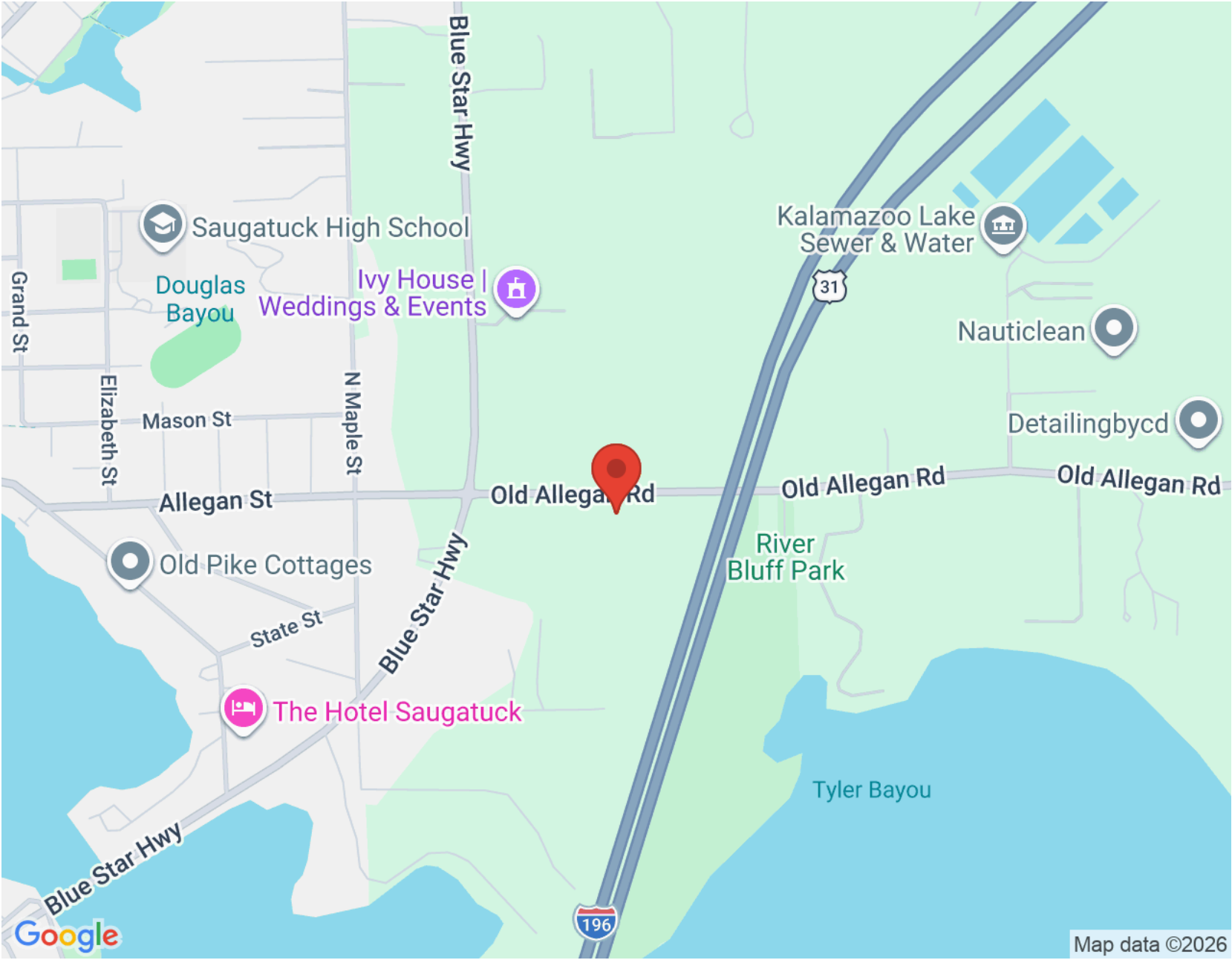
SAUGATUCK LOCALS WOULD AGREE THAT THE WEST (MICHIGAN) COAST IS THE BEST COAST.

Named the “Best Small Coastal Town” by *USA Today*, the community has won the hearts of residents and returning visitors alike.

Art aficionados will find plenty to enjoy in Saugatuck. Long known as “the art coast of Michigan,” this community traces its creative roots back 100 years, when The Art Institute of Chicago established its Ox-Bow School of Art here. Today dozens of working painters, sculptors, ceramicists, and other artists call it home. In addition to numerous art galleries, Saugatuck boasts the Saugatuck Center for the Arts, which hosts art exhibits, stage productions, and other exciting events throughout the year.

Saugatuck is a haven for creative culture, culinary delights, award-winning beaches, local boutiques, outdoor adventures, and cozy nights. The town is home to premier chefs, locally-brewed craft beer, and charming accommodations.

Situated along Lake Michigan’s eastern shore, Saugatuck’s natural beauty is a canvas to hike, boat, fish, and golf all year-round. Housing options include one-of-a-kind estates, historic beachfront cottages, and shoreline beach houses.



NOTES _____



JOHN PARK

1 847 651 1983

773 862 0200

JOHNPARK@ATPROPERTIES.COM

