

6811 116TH AVE
FENNVILLE





IPR REAL ESTATE PHOTOGRAPHY

3 BEDROOM
2.1 BATH
TAXES: 1700.85

Beautifully reimagined historic Worker's Cottage thoughtfully relocated to a serene, wooded 2-acre setting. Ideally situated just minutes from Glenn, Fennville's renowned orchards, wineries, breweries, and Lake Michigan beaches, with easy access to Saugatuck and Douglas.

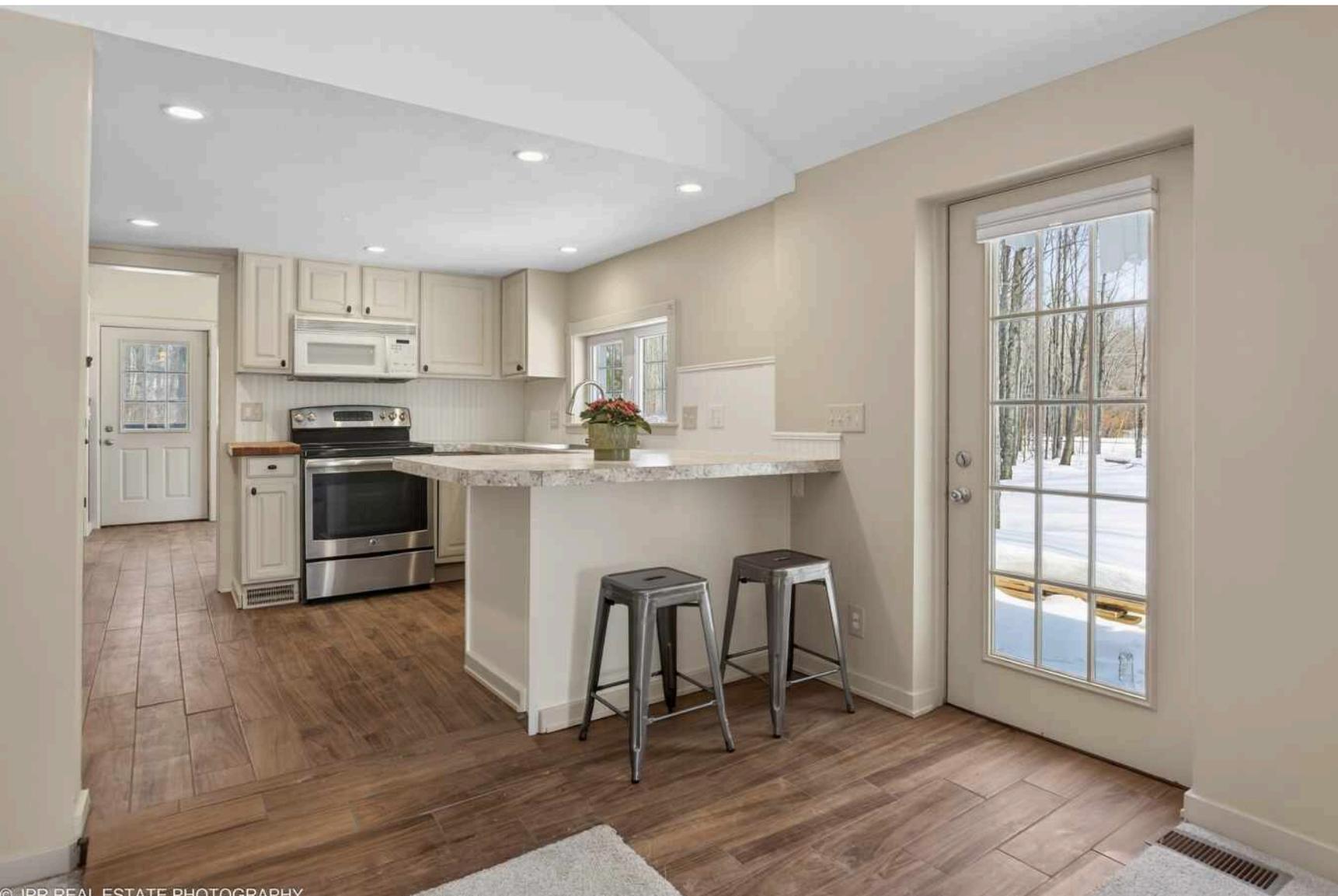
This charming home seamlessly blends character and modern convenience with all new mechanicals and tasteful updates throughout. The main level features a spacious primary suite with a private bath, while upstairs offers two additional bedrooms plus a flexible office or bonus space. Bathrooms have been thoughtfully renovated with timeless finishes. Huge attached 2 car garage with additional storage.

A sweeping wraparound front porch invites you to relax and enjoy the peaceful surroundings. Whether you're seeking a full-time residence, weekend retreat, or short-term rental investment opportunity, this property offers exceptional versatility in an unbeatable location.

- FULLY RENOVATED
- NEW MECHANICALS
- NEW FOUNDATION
- NEW WELL & SEPTIC
- LARGE WOODED 3 ACRE PARCEL
- HUGE 2 CAR GARAGE WITH ADDITIONAL STORAGE
- CLOSE TO BEACHES, WINERIES, GLEN AND SAUGATUCK
- SHORT TERM RENTAL POTENTIAL
- GAS FIREPLACE
- WRAP AROUND PORCH



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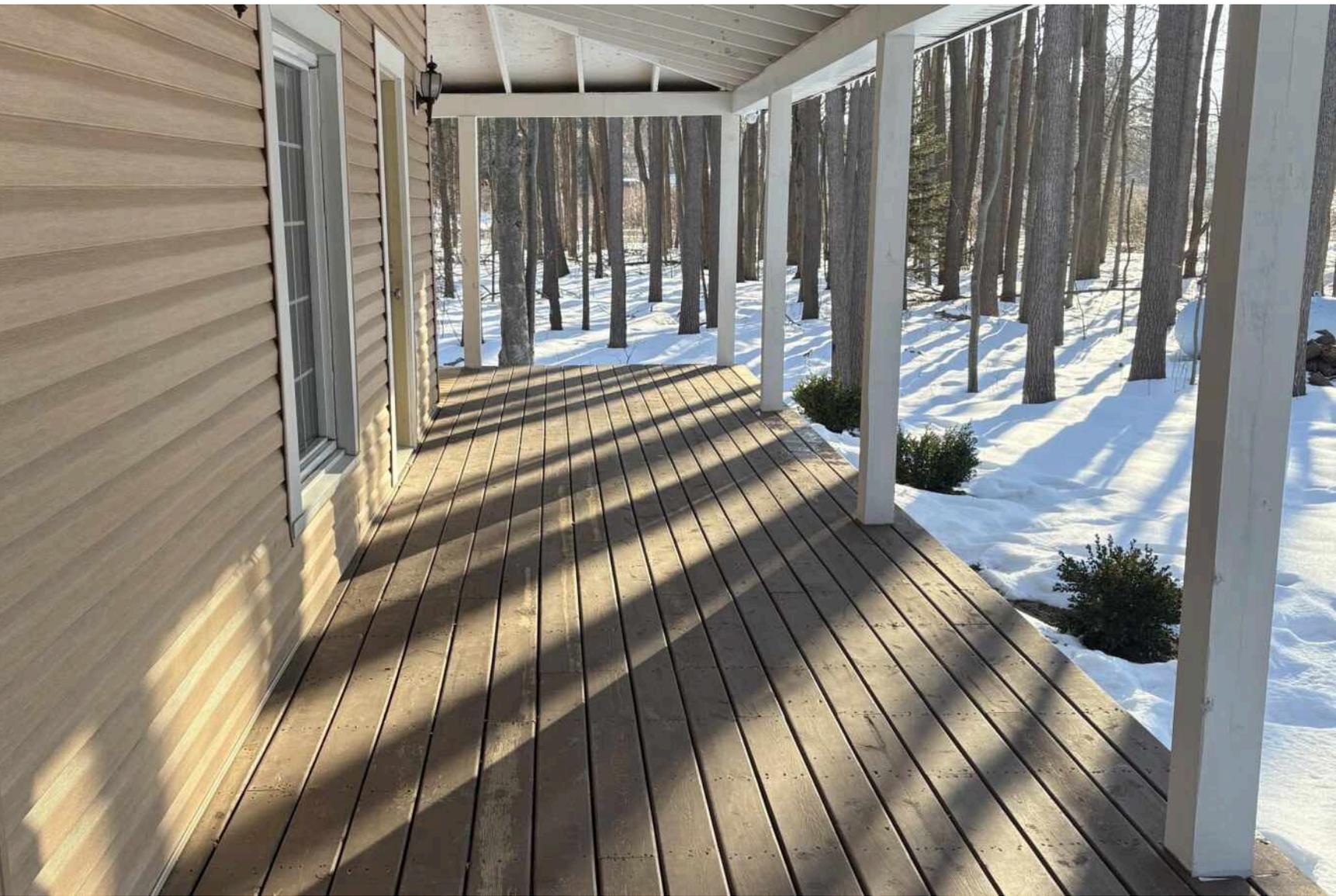
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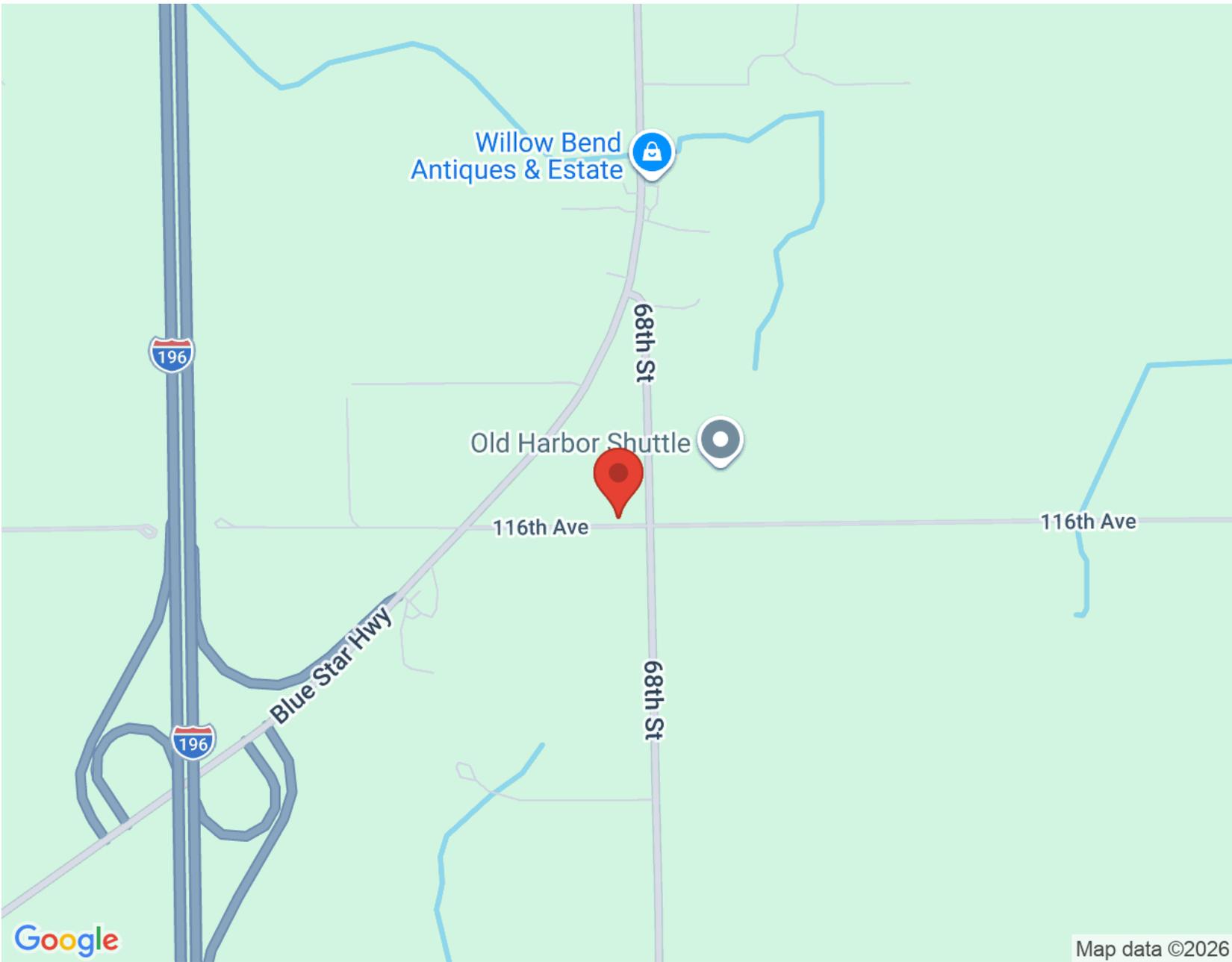
Total 1497 sq. ft.
1st Floor: 1085 sq. ft., 2nd Floor: 412 sq. ft.
Excluded Areas: Garage: 399 sq. ft., Porch: 45 sq. ft., Deck: 343 sq. ft.
Porch: 305 sq. ft., Walls: 156 sq. ft.



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