

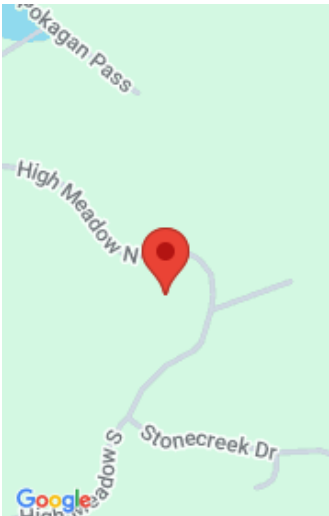
# 1860, HIGH MEADOW, NILES, MI, 49120

<https://tuckerbenner.com>



Welcome to The Sanctuary, one of Niles’ most desirable gated communities! This 5-bedroom, 3.5-bath home on 1.36 acres backs to a protected nature preserve with private trails. The open-concept main level features a chef’s kitchen, soaring windows, and two gorgeous fireplaces, plus a convenient primary suite. Upstairs offers 3 bedrooms (one used as an office) [...]

- 5 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 4195 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Lot size:** 1.36 sq ft

**Subdivision Name:** The Sanctuary

**Lot Size Acres:** 1.36 acres

**County:** Berrien

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Area:** 4195 sq ft

**Year built:** 2002

**Bathrooms Full:** 3

**Rooms Total:** 2850

**Bathrooms Half:** 1

# Building Details

**Building Area Total:** 2850 sq ft

**Construction Materials:** Stone, Wood Siding

**Architectural Style:** Traditional

**Sewer:** Septic Tank

**Heating:** Forced Air

**Stories:** 2

**Roof:** Composition, Shingle

**Basement:** Full

# Amenities & Features

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**Laundry Features:** Gas Dryer Hookup, Laundry Room, Main Level, Washer Hookup

**Flooring:** Carpet, Wood

**Association Amenities:** Tennis Court(s), Trail(s)

**Parking Features:** Garage Faces Side, Garage Door Opener, Detached

**Garage Spaces:** 2

**Appliances:** Dishwasher, Dryer, Freezer, Range, Refrigerator, Washer, Water Softener Owned

**Lot Features:** Corner Lot, Wooded, Adj to Public Land

**Spa Features:** Whirlpool Tub

**Fireplaces Total:** 2

**Pool Features:** In Ground

**Utilities:** Phone Available, Natural Gas Connected, High-Speed Internet

**Fencing:** Fenced Back, Wrought Iron

**Fireplace Features:** Formal Dining, Gas Log, Living Room, Wood Burning

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Central Vacuum, Garage Door Opener, Center Island, Eat-in Kitchen, Pantry

**Window Features:** Window Treatments

**Patio And Porch Features:** Covered, Porch(es)

**Cooling:** Central Air

## Fees & Taxes

**Tax Assessed Value:** \$299,154

**Association Fee:** \$1,200

**Tax Annual Amount:** \$7,009

**Association Fee Frequency:** Annually

**Tax Year:** 2024

**Association Fee Includes:** Trash

## School Information

**High School District:** Brandywine

## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Cash, Conventional

**CrossStreet:** Copp / lilac

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