

# 2524, BLUFF, NILES, MI, 49120

<https://tuckerbenner.com>

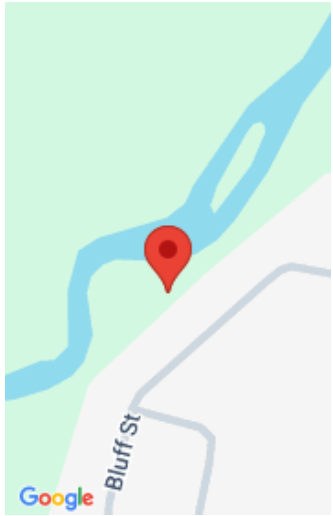


\$235,000



Welcome to this inviting and modern style ranch home, nestled in 2.79 acres of woods overlooking the beautiful Dowagiac River! A one owner, 1985 build just waiting for mostly interior designer touches to finish up this project that has been pre-inspected for you! A living room remodel, removing walls to open up space with new [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1541 sq ft



## Call us now



Phone: (231)730-8781  
Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)  
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 2.79 sq ft

**Subdivision Name:** unplatted land/no HOA

**Lot Size Acres:** 2.79 acres

**County:** Berrien

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1541 sq ft

**Year built:** 1985

**Bathrooms Full:** 2

**Rooms Total:** 9

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## Building Details

**Building Area Total:** 1541 sq ft

**Architectural Style:** Ranch

**Heating:** Baseboard

**Roof:** Asphalt, Shingle

**Construction Materials:** Wood Siding

**Sewer:** Public

**Stories:** 1

**Basement:** Michigan Basement, Partial

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## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, In Garage, Main Level, Washer Hookup

**Fencing:** Fenced Back, Chain Link

**Waterfront Features:** Channel, River, Stream/Creek

**Garage Spaces:** 2

**Appliances:** Cooktop, Dishwasher, Dryer, Microwave, Range, Refrigerator

**Lot Features:** Corner Lot, Wooded, Ravine

**Patio And Porch Features:** 3 Season Room, Enclosed, Terrace

**Cooling:** Window Unit(s)

**Flooring:** Carpet, Laminate

**Parking Features:** Garage Faces Front, Garage Door Opener, Attached

**Fireplace Features:** Family Room

**WaterSource:** Public

**Interior Features:** Ceiling Fan(s), Garage Door Opener

**Spa Features:** Whirlpool Tub

**Fireplaces Total:** 1

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## Fees & Taxes

**Tax Assessed Value:** \$73,381

**Tax Year:** 2024

**Tax Annual Amount:** \$2,088

**Association Fee Includes:** None

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## School Information

**High School District:** Niles

**HighSchool:** Niles Senior High School

**Middle Or Junior School:** Ring Lardner  
Middle School

**Elementary School:** Ballard Elementary School

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Frances St off of N 5th St(51)

**Listing Terms:** Cash, FHA, VA Loan, Conventional

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