


## Agent Detail Report

Listings as of 06/27/14 at 10:21am

<b>Active</b> 06/26/14	<b>Listing #</b> 14036321 <b>County:</b> Berrien	314 N Eagle St New Buffalo, MI 49117 <b>Cross St:</b> Water	<b>Listing Price:</b> \$450,000	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
	<b>Area</b>	S - 3	<b>Municipality</b>	New Buffalo City
	<b>Design</b>	Cape Cod	<b>Stories</b>	3 or more
	<b>Beds</b>	6	<b>Approx Square Feet</b>	2306
	<b>Baths(FH)</b>	4 (4 0)	<b>Price/Sq Ft</b>	\$195.14
	<b>Year Built</b>	2005	<b>Waterfront</b>	No
	<b>Tax ID</b>	116272000039001	<b>Lot Sq Ft (approx)</b>	8875
	<b>DOM/CDOM</b>	1/331	<b>Lot Acres (approx)</b>	0.2037
			<b>Showing Instr.</b> Open Saturdays 11 am-4 pm EST; Call Diana to RSVP/confirm time of showing:c) 312.218.6102	

**School District** New Buffalo

**Directions** From stop light in New Buffalo, go west on Buffalo St to Eagle St north to property.  
**Marketing Remark** AUCTION! 6 bed, 4 bath home sleeps 12-14 people. Lower level features a kitchenette and separate entrance, ideal for visiting guests. Master suite includes a fireplace, separate sitting area and private deck with partial lake views. There is a large deck at ground level, perfect for entertaining. Tastefully renovated. Strong rental history, rents for \$3,600/week. Being offered fully furnished. Move-in ready! \$450,000 is suggested opening bid.  
**Agent-Only Rmrks** Online Auction: August 25-27. Min Bid: \$450,000 plus 5% buyer's premium. Pre-auction bids encouraged! Open Saturdays 11 am-4 pm EST; Call Diana to RSVP/confirm showing: c) 312.218.6102 (rental cleaning people will be there.)  
**Legal Description** LOT 6 BLK 3 SUNSET SHORES NO 1

**Listing Agent** Paul Zubrys (ID:S486) Primary:269-783-5253, FAX: 269-645-5915  
**Listing Office** Paul Zubrys (ID:SZUBR01) Phone: 269-783-5253, FAX: 269-645-5915  
**Agreement Type** Listing Date 06/26/14 **Expiration Date** 12/31/14

Sub Agency0	Buyer Agency2.5	Transaction Coord0	Variable RateNo	Comments Buyer pays 5% premium at closing.
<b>Exclusive Agency</b>	No			
<b>Reserved Prospect</b>	No			
<b>New Construction</b>	No			
<b>Taxable Value</b>	\$133367			
<b>State Equalized Val</b>	\$224900			
<b>For Tax Year</b>	2013			
<b>Annual Property Tax</b>	\$6319			
<b>Tax Year</b>	2013			
<b>Homestead</b>	0%			
<b>Spec.Assessment/Type</b>	N/A			
<b>General Information</b>				
<b>Lot Dimensions</b>	66 x 134.47			
<b>Road Frontage</b>	66			
<b>Waterfront</b>	No			
<b>Water Access</b>	Yes			
<b>Water Frontage</b>	0			
<b>Body of Water</b>	Lake Michigan			
<b>Water Type</b>	Lake			
<b>Water Features</b>	All Sports, Assoc Access, View			
<b>Total Fireplaces</b>	#3			
<b>Income Property</b>	Yes			
<b>Access. Featrs Y/N</b>	No			
<b>Room Totals</b>				
<b>Rooms Above Grade</b>	#14			
<b>Bedrooms</b>	#6			
<b>Full Baths</b>	#4			
<b>Room Dimensions</b>				
<b>Kitchen</b>	10x12 Level: Main			
<b>Dining Area</b>	10x10 Level: Main			
<b>Living Room</b>	13x10 Level: Main			
<b>Recreation Room</b>	23x14 Level: Main (Gas Fireplace)			
<b>Den/Study</b>	5x14 Level: Main (Office - Master Bedroom)			
<b>Laundry</b>	0x0 Level: Lower			
<b>Master Bedroom</b>	24x22 Level: Upper (Master Suite - 3rd Level)			
<b>Master Bath</b>	9x12 Level: Upper			
<b>Bedroom 2</b>	10x14 Level: Main (Separate Bath)			
<b>Bedroom 3</b>	10x10 Level: Main			
<b>Bedroom 4</b>	11x11 Level: Lower (LL Walk-Out)			
<b>Bedroom 5</b>	12x9 Level: Lower (LL Walk-out)			
<b>Additional Room</b>	8x23 Level: Main (Enclosed Front Porch)			
<b>Room Information</b>				

<b>Upper Bedrooms</b>	#1
<b>Upper Full Baths</b>	#1
<b>Upper Level SQFT</b>	706
<b>Main Bedrooms</b>	#5
<b>Main Full Baths</b>	#3
<b>Main Level SQFT</b>	1600
<b>Tax Information</b>	
<b>Tot. Fin. All Levels</b>	2306
<b>SQFT Above Grade</b>	2306
<b>Manufactured</b>	No
<b>Features</b>	
<b>Garage</b>	Yes
<b>Garage Type</b>	2, Attached
<b>Exterior Material</b>	Wood
<b>Roofing</b>	Comp Shingle
<b>Basement</b>	Yes
<b>Substructure</b>	Daylight, Walkout
<b>Sewer</b>	Public
<b>Water</b>	Public
<b>Utilities Attached</b>	Cable, Natural Gas
<b>Util. Avl at Street</b>	Broadband, Electric, Natural Gas, Pub Sewer, Pub Water
<b>Fireplace</b>	Gas Log, Living, Master Bedroom, Rec Room
<b>Additional Items</b>	Ceiling Fans, Gar Door Opener, Gas/Wood Stove
<b>Appliances</b>	Refrigerator, Range, Oven, Microwave, Dishwasher, Washer, Dryer
<b>Heat Source</b>	Gas
<b>Heat Type</b>	Forced Air
<b>Air Conditioning</b>	Central Air
<b>Exterior Feature(s)</b>	Deck(s)
<b>Landscape</b>	Shrub/Hedges
<b>Driveway</b>	Paved
<b>Street Type</b>	Paved, Public
<b>Terms Available</b>	Cash/Conventional
<b>Sale Conditions</b>	None
<b>Bedrooms Incl Bsmt</b>	6
<b>Advertising Info</b>	Large 6 bedroom, 4 bathroom beach home with partial lake views, and association beach access. Perfect for family and all of your friends. The space inside this home is tastefully renovated, and very versatile. Large windows, hardwood floors, built-ins, front porch, and 3 fireplaces add character and charm. The lower level walkout is great for guests, and includes a second kitchen. The gracious master suite is a very comfortable space with seating area, fireplace, and private deck with partial lake views. Outside a large deck at ground level offers room for relaxing or entertaining. This home has a great rental history, and currently rents for \$3600 per week in the summer. Close to town, harbor, and beach. Located in New Buffalo's Sunset Shores!

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*Presented By: Paul Zubrys / Paul Zubrys Phone: 269-783-5253*

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U.S. Patent 6,910,045



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Cont. to Show?:

Expiration Date:

Mgmt. Co:

Owner: **OOR**

Broker: **Auction Works (85870)**

List Agent: **Diana Peterson (113203)**

Co-lister:

Contact Name:

Ph #:

Ph #: **(312) 756-7333**

Ph #: **(312) 218-6102**

Ph #:

Phone:

Agent Owned/Interest: **No**

Team:

Email: **diana.peterson@svn.com**

More Agent Contact Info:

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MLS #: 08653354

Prepared By: Diana Peterson | Auction Works | 06/27/2014 09:26 AM