



**GRUBB & ELLIS**

Cressy & Everett Commercial

574-271-4060

[www.cressyandeverett.com](http://www.cressyandeverett.com)



800-451-2709

[www.schraderauction.com](http://www.schraderauction.com)

Luxury Home - Tract 36

**AUCTION** Tuesday, August 17 • 3 PM  
at the Century Center, downtown South Bend, IN





*This home  
will be the last home you ever purchase.*

Tucked away on 3.3 acres, you can sit back on your deck or patio and enjoy the tranquil pond and stunning landscaping; or warm yourself next to one of three fireplaces as you watch the wildlife year round out of your window. Beautiful hardwood floors, custom woodwork and cabinetry adorn this home that is perfect for entertaining or having friends and family over. At almost 4,500 total square feet, this house has all the living and storage space you could ever need yet still feels amazingly cozy. It truly is the perfect house to call your home.



**Design:** Traditional  
**Sewer:** Septic  
**Driveway:** Paved  
**Stories:** 2  
**Water:** Well

**Mineral Rights:** No  
**Exterior Material:** Wood  
**Windows:** Insulated  
**Substructure:** Crawl Space  
**Lot Description:** Wooded  
**Util. Avl at Street:** Electric  
**Fireplace:** Gas Log  
**Fireplace:** Living  
**Appliances:** Microwave  
**Appliances:** Trash Compactor  
**Additional Items:** All Window Trtmt  
**Additional Items:** Gar Door Opener  
**Heat Type:** Forced Air  
**Exterior Feature(s):** Patio  
**Landscape:** Shrub/Hedges  
**Street Type:** Paved

**Garage Type:** 2  
**Roofing:** Wood Shingle  
**Windows:** Screens  
**Substructure:** Full Basement  
**Utilities Attached:** Cable  
**Util. Avl at Street:** Telephone Line  
**Fireplace:** Den/Study  
**Appliances:** Refrigerator  
**Appliances:** Dishwasher  
**Appliances:** Washer  
**Additional Items:** Ceiling Fans  
**Additional Items:** Wet Bar  
**Air Conditioning:** Central Air  
**Landscape:** Decor Fence  
**Landscape:** Underground ww  
**Street Type:** Public

**Garage Type:** Attached  
**Windows:** Bay/Bow  
**Windows:** Skylight  
**Lot Description:** Level  
**Utilities Attached:** Natural Gas  
**Fireplace:** Wood  
**Fireplace:** Family  
**Appliances:** Range  
**Appliances:** Garbage Disposal  
**Appliances:** Dryer  
**Additional Items:** Ceramic Floor  
**Heat Source:** Natural Gas  
**Exterior Feature(s):** Deck(s)  
**Landscape:** Decor Pond  
**Out Building:** Storage Shed  
**Terms Available:** Cash/Conventional



**MLS#:** 10005323    **St:** Active    **PT:** RESI  
**Area:** S - 20    Niles School    **SPT:** Single Family  
**Address:** 1210 Morris Dr Niles, MI 49120  
**Municipality:** Niles Twp  
**County:** Berrien  
**Tax ID:** 111400290001011    **Acres:** 2.860  
**LotDim:** 342x364    **Rd Front:** 364  
**Body of Wtr:**    **Water Frontage:**    **WtrFrnt:** No

	Upper	Main	Lower	Bsmt	Total
<b>Bedrooms</b>	2	2			4
<b>Full Baths</b>	1	2			3
<b>Half Baths</b>					0
<b>Fin/Level</b>	663	2753		1017	4433
<b>Total Sqft</b>				1017	
<b>Total Sqft Above Grade:</b>					3416

**Directions:** West on Niles Buchanan Rd. North on Morris Dr. to Address.  
**Cross St:** Platt and Harrah

<b>Room Dimensions/Levels:</b>					<b># of Fireplaces:</b>
<b>Kitchen:</b> 17 x 9 M	<b>Recreation:</b>	<b>Bedroom 2:</b> 15 x 14 M			<b>Approx Year Built:</b> 1950
<b>Frm/Din:</b> 18 x 16 M	<b>Den/Study:</b> 20 x 14 M	<b>Bedroom 3:</b> 12 x 12 U			<b>Income Prop:</b> No
<b>DinArea:</b>	<b>Laundry:</b> 17 x 10 L	<b>Bedroom 4:</b> 28 x 11 U			<b>Assn Fee:</b>
<b>Family:</b> 22 x 21 M	<b>Mstr Bath:</b> 8 x 11 M	<b># of Rooms:</b> 9			<b>Assn Fee Pay:</b>
<b>Living:</b> 27 x 15 M	<b>Mstr Bedroom:</b>	<b>Additional Room:</b>			<b>Assoc Buy In Fee:</b>

**Legal:** In File  
**Taxable Value:**  
**Annual Prop Taxes:** 3134  
**Special Assmt/Typ:** None  
**School District:** Niles  
**Middle School:**

**SEV:**  
**Tax Year:** 2009  
**Zoning:**  
**High School:**  
**Elementary School:**

**For Tax Year:**  
**Homestead%:** 100







