

PROPERTY FEATURES & UPGRADES

68433 52nd Street, Lawrence, MI 49064

10 Wooded Acres | Main-Level Ranch Living | Private & Peaceful Retreat

INTERIOR FEATURES

- **Main-Level Living & Layout:**
 - Ranch-style layout designed with broad main-level living.
 - Primary suite features multiple closets and sliders leading to a private deck/patio.
 - Generous, spacious secondary bedrooms on the main level.
 - Main-floor laundry for ultimate convenience.
- **Designed for Entertaining & Open Spaces:**
 - Formal dining room open to a sunken living room.
 - Versatile flex space off the main area; ideal for an office, den, or music room.
 - Roomy yet intimate main-floor family room showcasing a floor-to-ceiling brick fireplace and French doors opening to the large wrap-around deck.
- **Kitchen & Dining:**
 - Kitchen complete with abundant cabinetry, pantry storage, and a spacious windowed eating area.
 - Reverse osmosis water filtration system with a dedicated kitchen faucet.
- **Climate & Efficiency Upgrades:**
 - High-efficiency **Geothermal heating and cooling system** (only 2 years old).
 - Brand-new HVAC ductwork run throughout the entire home (2 years old).
- **Warmth & Fireplaces:**
 - 3 total fireplaces throughout the home (2 pre-plumbed with propane lines, ready for propane inserts and tank installation). One fireplace has an electric insert. Seller had planned on installing the propane inserts and tank but started work out of state.
- **Walk-Out Lower Level:**
 - Expansive walk-out basement with an 8' slider leading to a large patio surrounded by perennials.
 - Non-conforming bedroom (ideal for a guest suite, office, or hobby space).
 - Plumbed for a basement kitchen sink. This offers great potential for a secondary suite, wet bar, or in-law setup.
- **Move-In Ready, Safety & Extras:**
 - All appliances stay with the home. (Freezer in basement reserved)
 - Security system included, conveniently controlled by an app.
 - **Generator:** home equipped with a portable generator & hook up. Stays with the home.
 - **2 concealment shelves** with magnet latch stay with the home. One by the front door, one is under the TV in the living room.

EXTERIOR FEATURES & ACREAGE

- **Acreage & Setting:**
 - 10 wooded acres tucked back out of sight for maximum privacy, seclusion, and scenic views from every window.
 - Lot gently slopes down toward the creek. Feel free to explore and discover the property and discover the trickling creek that feeds into **Brush Creek**.
- **Trails & Stream Crossings:**
 - Private hiking/ATV trails woven throughout the woods, featuring 2 culvert stream-crossing access points (one fully installed).
- **Outdoor Living & Recreation:**
 - Large wrap-around deck overlooking the property, plus a private deck off the primary suite. Large patio located at the walk out access on lower level.
 - Established wildlife food plot included. This is a true hunter's paradise.
 - Decorative outdoor pond complete with a relaxing waterfall feature.
 - Included swing set and trampoline.
 - Dynatrap XL – Mosquito and Insect trap will stay with the home.
- **Outbuildings & Expansion Potential:**
 - 3 outbuildings for all your storage and equipment needs.
 - Ample flat space is available to build a future pole barn. Sellers filled in a pond, the ground has been leveled and grass has been planted.
 - Strategic space is allocated at the south end of the property to add a second entrance/driveway for easy access to haul ATVs, trailers, or toys.
- **Hunters & Outdoor Enthusiasts:**
 - Established wildlife food plot included with the home - a true hunter's paradise.
- **Established Fruit & Flowering Trees:**
 - Featuring producing Apple, Plum, Pear, Pawpaw, and decorative Redbud trees.
- **Outdoor Play & Entertainment:**
 - Trampoline and swing set included.

LOCATION & COMMUTE

- **Up North Feel with Complete Convenience:**
 - Offers the peace and privacy of an "Up North" getaway with quick, easy access to your local destination.
- **Commuter's Friendly:**
 - Located just **2 miles from I-94** for quick, easy travel.
- **Prime Regional Access:**
 - Conveniently positioned **30 minutes from downtown Kalamazoo** and **30 minutes from Lake Michigan beaches**.