



SOUTH HAVEN  
SUNNY BROOK RV RESORT

# FOR SALE

Offered by Southwest Michigan Resort Properties, LLC

**RV Site #176 ~ \$189,000**



EQUAL HOUSING  
OPPORTUNITY



- This large, beautifully enhanced, lakefront site is one you'll definitely want to see!
- Accommodates Class-A Motorcoaches
- Gorgeous, expansive view of Butternut Lake
- Large aggregate patio area for entertaining
- Professionally landscaped with well-established trees and shrubs
- Lakeside stacked stone wood burning fire pit area
- Golf-cart parking pad with 110-volt charging post and rubber mat
- Low-voltage landscape path and spot lighting
- Decorative stone rock border along the motorcoach pad and coach house
- Xfinity Wi-Fi installed at the site and available at the pedestal (subscription required)
- Great location near visitor parking, main clubhouse, pool, hot tub, laundry, bathhouse, main/post office, docks and pickleball court
- Coach house (10' X 12') includes:
  - 8' overhang porch area
  - Portable air conditioning unit
  - Luxury vinyl plank flooring
  - Double entry doors with half glass and built-in blinds
  - Modern farmhouse ceiling light fixture
  - Transom window with screen
  - Electrical outlets throughout
  - Exterior water spigot - two electrical outlets
  - Porch area which includes decorative columns and finished ceiling with ceiling fan and recessed lighting
- Sale includes:
  - Polywood Modern Adirondack table with four chairs and center umbrella for outdoor dining
  - Two Polywood Modern Adirondack rocking chairs and side tables to enjoy in the shaded porch area
  - Two Polywood Modern Adirondack chairs and side table for a lovely fountain view
  - Four Polywood Modern Adirondack chairs around firepit
  - Three XL Keter storage deck boxes
- 2024 Condo Association Dues: \$2,100
- Winter '23/Summer '24 Taxes: \$2,698
- Financing available for qualified buyers!

Offered by Southwest Michigan Resort Properties, LLC

For Inquiries And Information | [jph104@hotmail.com](mailto:jph104@hotmail.com) | Broker: Jim Horan | (269) 998-7776 | [www.sunnybrookrvresort.com](http://www.sunnybrookrvresort.com)



Offered by Southwest Michigan Resort Properties, LLC

For Inquiries And Information | [jph104@hotmail.com](mailto:jph104@hotmail.com) | Broker: Jim Horan | (269) 998-7776 | [www.sunnybrookrvresort.com](http://www.sunnybrookrvresort.com)