



Jerdon Real Estate, Inc.

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PRICE: \$259,900

LOCATION:

LAKE OF THE WOODS CHANNELFRONT

Address	: 46954 Meadow Lane, Decatur, MI 49045	Built	: Unknown
Approx Sq Ft	: 1,568 (O.D.)	1st Bedroom	: 11 x 12"
Lot Size	: 194' on channel, 33' on road, 149/151' deep. Channel is 100' wide	2nd Bedroom	: 11 x 11'
Taxes	: '08 Taxes \$3,209 (Homestead); w/'09 SEV might be \$3,823 OR \$5,801 (Non-Homestead) +/- Estimate only not guaranteed*	3rd Bedroom	: 10 1/2 x 12'
Tax ID#	: 80-10-045-020-00 (Hamilton Twp.)	Bath	: Full Tub/shower
Lake Size	: 265 Acres	Bath	: Half
School District:	Decatur	Living Room	: 18 x 27'
Roof	: Shingles	Kitchenette	: 9 1/2 x 12 1/2'
Elec Service	: 100 Amp	Family	: 11 1/2 x 22'
Construction	: Frame	Deck	: 14 x 20'
Heat	: HVAC Natural gas	Fireplace	: Brick wood burning
Possession	: At closing	Garage	: 2-Car attached, 22 x 24 Paved drive
Water Heater	: 40 Gal gas		
Sewer	: Septic type		

REMARKS: Located on popular Fritz's Channel which is wide at 100'. Included: Range, refrigerator, dishwasher, window treatment. Directions: From M-51 in Decatur, N. on Phelps (becomes CR 352), S. (left) on 47th, Left on Meadow Lane. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)

