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PRICE: \$ 239,900

LOCATION:

GRAVEL LAKEFRONT

Address : 95334 Minnie Court, Lawton, MI 49065
Approx Sq Ft : 1,256' (O.D.); Guest House 624'
Lot Size : (5) Total; Vacant Lakefront: 25' on lake/road by 130' deep. House/4 backlots: 80' on road by 165' deep.
Taxes : '08 \$3,570 (Homestead) (Does not include \$225 for '08 sewer**); w/'09 SEV might be \$4,080 OR \$6,292 (Non-Homestead) Estimate only not guarantee*
Tax ID# : 80-16-230-023-00, 80-16-230-019-00, 80-16-230-012-11 (Porter Twp.)

School District: Lawton
Roof : Shingles
Elec Service : 200 Amp
Construction : Frame
Heat : Hot Water Base ('99)
Possession : 30 Days after close
Water Heater : 40 Gal electric
Sewer : Currently septic. Sewers being installed 2009

Lake Size: 296 Acres
Beach: Very Sandy
Street: Paved public
Siding: Wood
Walls: Panel/Dry wall
Bsmnt: Crawl space
Water: 4" well/sub pump

Built : Early 1970's +/-
1st Bedroom : 11 x 11 1/2'
2nd Bedroom : 11 x 11 1/2'
Bath : Full Tub/shower 10 x 11 1/2'
Living Room : 15 1/2 x 19'
Dining : 10 1/2 x 15 1/2'
Kitchen : 12 x 15'
Deck : 12 x 26'
Patio w/Roof : 17 1/2 x 24'
Fireplace : Non-Vent Gas Log

GUEST HOUSE: (1) Bedroom: 10 x 11 1/2', (1) Bath: Full Shower, Kitchen: 9 1/2 x 9 1/2', Living Room: 11 x 15 1/2', Dining Area: 9 1/2 x 11', Deck 6 x 26'

Garage : 2 1/2-Car Attached 24 x 26'
Lakeside Shed: 10 x 16'
Lakeside Patio: 15 x 16'

REMARKS: Like NEW condition. Remodeled within last 9 years including: floor covering, bathrooms, tile floors, deck, interior painting, heating, dry wall, steps, landscaping, lakeside patio, wood laminate floors, etc. Lakefront (vacant) lot is located directly across from house on very low traffic & narrow private road (Minnie Court). Included: Dishwasher, 2 microwave ovens, 2 ranges, 2 refrigerators, all window treatments, water softener, shed, pier (no supports). **'08 Sewer was another \$225, '09 Sewer will be approximately \$430, '10 approximately \$620 until paid in full. Principle is \$8,775 @ 4.6% 40-year bond. *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)



Patio between House & Guest House.



House kitchen, dining area.



Living room... and view from deck to lakefront lot (green shed) belongs to this property.



Guest house above garage.



Guest House living room.



Lakefront Lot, (house in background).



Very sandy beach!

