



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: WAS \$199,900 NOW \$179,900

LOCATION:

BAIR LAKEFRONT

Address : 62360 Cond Drive, Jones, MI 49061
Approx Sq Ft : 2,276 (O.D.) Includes 1,138 SF in Lower Level
Lot Size : 81' on lake & road by 264/275' deep
Taxes : '10 Taxes \$3,718 (Non-Homestead) w/'10 SEV might be \$3,778+/- Estimate only not guaranteed*
Tax ID# : 14-120-140-003-00 (Porter Twp.)
Lake Size : 199 Acres
School District: Three Rivers
Roof : Shingles
Elec Service : 200 Amp
Construction : Frame
Heat : Electric baseboard
Possession : At close subject to tenant
Water Heater : 52 Gal electric
Sewer : Septic type

Beach: Some sand
Street: Paved public
Siding: Brick
Walls: Dry wall
Bsmnt: Full finished wlkout
Water: 2" Well/jet pump

Built : 1974
1st Bedroom : 12 x 14 ½'
2nd Bedroom : 12 x 14 ½'
3rd Bedroom : 12 x 14' (Lower Level)
4th Bedroom : 10 x 12' (Lower Level)
Bath : Full Tub/shower
Bath : Full Shower (Lower Level)
Bath : Full Shower (Lower Level)
(3)Living Rms : 14 x 15'; 14 x 15' (Lower Level); 11 x 12' (Lower Level)
(3)Kitchens : 11 x 14 ½'; 7 x 8' (Lower Level); Kitchenette
Entry : 8 x 11'
Patio : 12 x 45'
Garage : 2-Car Detached 24 x 24' Paved parking

REMARKS: SHOWINGS REQUIRE AT LEAST 24-HOUR NOTICE WITH NO EXCEPTIONS. This home is very "in-law", friends & family friendly with 3 separate self contained living units, each with its own kit, bath, & exterior entrances. Included: 3 window air conditioning units, 3 ranges, 3 refrigerators, washer, dryer, microwave oven, all window treatments, pier w/pier supports. Directions: *Jerdon cannot guarantee tax estimate but provides to assist the buyer. 2010 Taxes should be lower than '09 after successful appeal. From M-40, take Cond Drive to property.



