



Jerdon Real Estate, Inc.

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PRICE: \$234,900.

LOCATION :

SHAVEHEAD LAKEFRONT

Address : 65377 E. Peninsula Dr, Cassopolis, MI 49031
Apprx Sq Ft : 1,350'(O.D.)

Lot Size : 23' on lake, 67' on road by 252/262' deep.

Taxes : '07 \$2,109(Non-Homestead) w/'07 SEV might be \$2,879+/-estimate only not guaranteed*

Tax ID# : 14-120-055-103-00(Porter Twp) +sewer

Lake Size : 289 acres

School District: Constantine

Roof : Shingles

Elec. Service : 200 amp

Construction : Frame

Heat : Hot water baseboard, electric fired. AC unit.

Possession : At closing **Water:** Well/pump

Wtr Heater : 50 gallon electric

Sewer : Municipal, assessment remains**See below

Built : 1978

1st Bedroom : 10 x 10' (2nd Level)

2nd Bedroom : 9 x 20' (2nd Level)

3rd Bedroom : 7 x 10' (2nd Level)

Bath : Full shower

Bath :

Kit/Dining : 11 x 17'

Living Rm : 12 x 23'

Deck : 8 x 20'

Shed : 8 x 10'

Neighborhood: Peninsula area

REMARKS: A great beach, view, location, & price. Included: range, refrigerator, couch, all window treatments, wall mount air conditioner unit, pier w/supports, shed. Directions: Union Road, East on E. Peninsula to property. *Jerdon cannot guarantee tax estimate but provides it to assist the buyer. Another \$895.15 is billed for annual sewer principle & interest payment until paid in full does(not appear on tax bill) **Approximate remaining sewer assessment principle of \$7,568+/- remains. Can be paid in full at anytime. Buyer to assume at closing.

