



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$286,500 NOW \$278,400.

LOCATION:

LAKE OF THE WOODS LAKEFRONT

Address : 45150 Shore Drive, Decatur, MI 49045
Approx Sq Ft : 1,060 (O.D.) Unfinished loft would add 624 SF more
Lot Size : 205' on water, 264' on road by 101/164' deep

Taxes : '09 Taxes \$7,110 (Non-Homestead); w/'10 SEV might be \$6,233+/- Estimate only not guaranteed*

Tax ID# : 80-18-019-011-10 (Decatur Twp.)

Lake Size : 265 Acres

School District: Decatur

Roof : Shingles

Elec Service : 200 Amp

Construction : Frame

Heat : HVAC Propane gas

Possession : At close

Water Heater : 40 Gal electric

Sewer : Septic type

Beach: No sand

Street: Private gravel

Siding: Vinyl

Walls: Dry wall

Bsmnt: Crawl space

Water: 5" well/sub pump

Built : 2008

1st Bedroom : 11 ½ x 12'

2nd Bedroom : 9 x 9½'

3rd Bedroom* : (Loft) 23x25' (2nd Level unfinished)

Bath : Full Tub/shower

Bath : Full Tub/shower

Living Room : 12 x 24½'

Kitchen : 10 x 12'

Utility : 6 x 11½'

(2) Decks : 22 x 24'; 12 x 40'

Garage : 2-Car attached 24 x 26'

Shed : 7 x 20'

REMARKS: *"Loft" located on 2nd Level is floored & has open stud located on 2nd level ideal for large 3rd bedroom & ready for finishing. Directions: From M-51 W Decatur, R (N) on 47½th, R (E) on 86th, go 1 mile, L (N) at the two concrete pillars, take next R (E). Jerdon cannot guarantee tax estimate but provides to assist the buyer. Included: 2 sets of bunk beds, queen, twin, all w/springs/mattresses, 2 night stands, dresser, sleeper sofa, 2 love seats, large chair, 3 end tables, din & kit tables w/all chairs & bench, floor & table lamps, 2 etageres over toilets, range, 2 refs., clock, washer, dryer, & all window treatments.

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

