



Jerdon Real Estate, Inc.

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PRICE: WAS \$185,000 NOW \$179,900

LOCATION:

GRAVEL LAKE CHANNELFRONT & SANDY BEACH ACCESS

Address : 92532 Lakeshore Drive, Lawton, MI 49065
Approx Sq Ft : 1,296 (O.D.)
Lot Size : 58' on channel, 166' on road, by 81/116' deep
Taxes : '10 Taxes \$1,891 (Non-Homestead); w/'11 SEV might be \$4,510 +/- plus sewer ** Estimate only not guaranteed*
Tax ID# : 80-16-180-053-00 (Porter Twp.)
Lake Size : 296 Acres
School District: Lawton
Roof : NEW '10
Elec Service : 100 Amp
Construction : Manufactured home
Heat : HVAC Natural gas
Possession : 15 Days after close
Water Heater : Electric
Sewer : Municipal **

Built : 2000 +/-
1st Bedroom : 12 x 12 1/2'
2nd Bedroom : 8 x 12'
3rd Bedroom : 8 x 12 1/2'
Bath : Full Tub/Shower
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Living Room : 13 x 23'
Kitchen : 14 x 15'
Dining Area : 10 x 14'
Utility : 5 x 9'
Shed : 10 x 16'

Beach: No Sand
Street: Paved public
Siding: Vinyl
Walls: Composition
Bsmnt: Concrete crawl space
Water: 5" well/sub pump

REMARKS: ALSO provides for a lake access site that is great swimming with sandy beach. Included: Range, refrigerator, washer/dryer combo, microwave, window treatments. **Another \$609.75 annual for sewer prin/interest on tax bill until paid in full. Buyer assumes remaining sewer assessment of \$8,325 +/- . *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: From M-40, West on Shaw Rd, Left on entrance road, R on Lakeshore.

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