



## Jerdon Real Estate, Inc.

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**PRICE: \$219,900.**

### LOCATION:

### UPPER REYNOLDS LAKEFRONT

**Address** : 59784 46<sup>th</sup> Street , Lawrence MI 49064  
**Approx Sq Ft** : 864' (O.D.)  
**Lot Size** : 100' on lake, 105' on road by 300' deep.  
**Taxes** : 2012 \$3,206 (Non-homestead) w/2013 SEV might  
 Be \$6,142+/- estimate only not guaranteed\*  
**Tax ID#** : 80-13-013-053-00 (Lawrence Twp)  
**Lake Size** : 87 acres, connected to Lower Reynolds at 36 Acres

**School District:** Lawrence  
**Roof** : Shingles  
**Elec Service** : 200 amp service  
**Construction** : Frame  
**Heat** : Baseboard in Liv Rm  
**Possession** : At closing  
**Water Heater** : 40 gal elec  
**Sewer** : Septic type

**Beach:** Very sandy  
**Street:** Paved public  
**Siding:** Vinyl  
**Walls:** Panel  
**Bsmnt:** Crawl space  
**Water:** Well/jet pump

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 9 x 10'  
**2<sup>nd</sup> Bedroom** : 9 x 10'  
**Bath** : Full shower  
**Living Room** : 14 ½ x 16'  
**Kitchen** : 9 ½ x 9 ½'  
**Porch** : Enclosed front 9½ x 23'  
**Garage** : 2-Car detached 24 x 30'

**REMARKS: INCLUDED:** Range, ref., micro wave, 2 couches, din table, 10 chairs, 2 rocking chairs, recliner, TV set, 4 lamp tables, 2 double beds w/springs & mattresses, chest of drawers, all window treatments, pier w/supports, riding lawn mower, pontoon boat w/25 HP engine. DIRECTIONS: From Red Arrow Hwy, take Territorial Road westerly, S. on 46<sup>th</sup> to property.

\*Jerdon cannot guarantee tax estimate but provides to assist the buyer. The 2013 SEV is \$123,000 (double for true cash value) & should be appealed.

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