



Jerdon Real Estate, Inc.

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PRICE: \$279,900.

LOCATION:

HARWOOD LAKEFRONT

Address	: 10416 Born Street, Three Rivers MI 49093	Built	: 1985 +/-
Approx Sq Ft	: 2,024'(O.D.)(900' Main Level, 900' Lower level)	1st Bedroom	: 11 x 13'
Lot Size	: 51' along lake, 50' on road by 110/123' deep.	2nd Bedroom	: 12 x 15 (2 nd Level)
Taxes	: 2013 \$2,591 (Non-Homestead) w/2014 SEV might Be \$3,275+/- estimate only not guaranteed*	3rd Bedroom	: Could easily have more in Lower
Tax ID#	: 14-080-300-004-00 (Newberg Twp)	Bath	: Full Tub/shower
Lake Size	: 122 Acres	Bath	: Half (2 nd Level)
School District:	Three Rivers	Kit/Liv/Din	: 13½ x 29'
Roof	: NEW 2010	Family Rm	: 10x29 + 8x29 (Lower level)
Elec Service	: 200 amp	Utility	: 6 x 10'
Construction	: Frame	Fireplace	: Brick, wood burning
Heat	: HVAC propane gas	Garage	: 2-Car attached 22 x 22½'
Possession	: At closing	Deck	: 7 ½ x 34'
Water Heater	: 50 gallon elec	Patio	: 7 ½ x 34' (Lower level)
Sewer	: Septic type		

REMARKS: INCLUDED: Range, ref., washer, dryer, micro wave, all window treatments, concrete furniture, pier w/supports.
*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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