



## Jerdon Real Estate, Inc.

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**PRICE: Was \$179,900 NOW \$164,900.**

### LOCATION: PLEASANT LAKEFRONT, EDWARDSBURG MI

<b>Address</b>	: 68396 Daily Road, Edwardsburg MI 49112	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,057' (O.D.) (2n Level 254 SF)	<b>1<sup>st</sup> Bedroom</b>	: 11 x 12'
<b>Lot Size</b>	: Platted as: 42' on lake, 44' on road by 58/68' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 9 x 10'
<b>Taxes</b>	: 2013 \$1,438 (Homestead) + sewer* w/2014 SEV Might be \$1,489 OR \$2,387+/- Non-Homestead	<b>Bath</b>	: Full Shower
<b>Tax ID#</b>	: 14-090-135-006-00 (Ontwa Township)	<b>Bath</b>	: Half (2 <sup>nd</sup> Level)
<b>Lake Size</b>	: 80 +/- Acres	<b>Living Room</b>	: "L" shaped 18 x 19
<b>School District:</b>	Edwardsburg	<b>Kitchen</b>	: 7 1/2 x 9'
<b>Roof</b>	: Shingles	<b>Dining</b>	: 10 x 13'
<b>Elec Service</b>	: 100 amp	<b>Entry</b>	: 8 x 10'
<b>Construction</b>	: Frame	<b>Decks</b>	: 7 x 10, 10 x 16'
<b>Heat</b>	: HVAC natural gas	<b>Beach:</b>	Sandy
<b>Possession</b>	: 30 days after close	<b>Street:</b>	Paved public
<b>Water Heater</b>	: 40 gal gas	<b>Siding:</b>	Vinyl
<b>Sewer</b>	: Municipal, buyer assumes remainder*	<b>Walls:</b>	Panel
		<b>Bsmnt:</b>	50%
		<b>Water:</b>	Well & jet pump

**REMARKS: INCLUDED:** range, ref., washer, dryer, din table & 6 chairs, hutch, couch, desk & chair, recliner, dress, 2 chest of drawers, 3 end tables, grill, pier w/supports, window treatments. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$580+/- on tax bill for remaining sewer assessment until paid in full; buyer assumes remainder principle owed of \$3,407+/-.

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

