



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$399,000.

LOCATION:

INDIAN LAKEFRONT

Address : 36628 Zero Lane, Eau Claire MI 49111
Approx Sq Ft : 1,704 (O.D.)(741 SF 2nd Level)
Lot Size : Approx 198' max lakefront width, 210' along rd by 244' deep. (2) Backlots: 100' on rd by 85/97 deep
Taxes : 2017 \$2,859 (Homestead) w/2017 SEV might be \$5,697 OR \$8,554+/- Non-Homestead
Tax ID# : 14-130-030-104-00, #14-130-030-102-00 #14-130-275-049-00 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac
Roof : NEW 2016
Elec Service : 100 amp
Construction : Frame
Heat : Wood burner
Possession : At closing
Water Heater : 20 gal elec
Sewer : Municipal

Beach: Some sand
Street: Private gravel
Siding: Vinyl
Walls: Dry wall & panel
Bsmnt: Partial
Water: Well / jet pump

Built : Unknown
1st Bedroom : 20½ x 24½ (2nd Level)
Bath : Full shower
Bath : Full shower
Living Room : 10 x 24'
Kitchen : 8 x 11
Family Room : 12 x 20'
Dining : 10 x 11'
Fireplace : Brick w/wood burner
Garage : 2-Car detached 24 x 30'
Deck : 10 x 12½
Patio : 12 x 20'

REMARKS: Very private location at private road's end. Rustic interior with cedar, beams, & pine ceilings.

Included: range, ref., small ref., micro wave, kit table w/6 chairs, 4 twin & 1 day bed all s/wprings & mattresses, 2 couches, fireplace wood burner, all window treatments, push lawn mower, 1983 Galaxy speed boat w/trailer . *Jerdon cannot guarantee tax estimate but provides to assist the buyer.