



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$104,900**

### LOCATION: INDIAN CHANNEL FRONT & SHARED BEACHFRONT\*\*

<b>Address</b>	: 55633 Forest Beach, Eau Claire, MI 49111	<b>Built</b>	: Unknown,
<b>Approx Sq Ft</b>	: 648' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 9 ½ x 11'
<b>Lot Size</b>	: 48.5' along water, 60' on road by 117' deep. +/-	<b>Bath</b>	: Full tub
<b>Taxes</b>	: '06 \$1,338 (Non-Homestead) w/'07 SEV might be \$2,484 +/- estimate only not guaranteed includes 1/7 <sup>th</sup> of beachfront ownership**	<b>Living Room</b>	: 11 x 14'
<b>Tax ID#</b>	: 14-130-143-010-00 (Silver Creek Twp.)	<b>Kitchen</b>	: 9 ½ x 12'
<b>Lake Size</b>	: 500 Acres	<b>Dining area</b>	: 11 x 11 ½'
<b>School District:</b>	Eau Claire	<b>Fireplace</b>	: Wood burning
<b>Roof</b>	: NEW (2000) shingles	<b>Shed</b>	: 8 x 12'
<b>Elec Service</b>	: 100 Amp	<b>Beach:</b>	Very Sandy
<b>Construction</b>	: Brick or block	<b>Street:</b>	Public Paved
<b>Heat</b>	: NEW '00 HVAC electric furnace & AC	<b>Siding:</b>	Brick or block
<b>Possession</b>	: At closing	<b>Walls:</b>	Brick or block
<b>Water Heater</b>	: 47 gal. electric	<b>Bsmnt:</b>	Crawl Space
<b>Sewer</b>	: Municipal sewer,	<b>Water:</b>	NEW '00 5" Well
		<b>Neighborhood:</b>	Forest Beach

**REMARKS:** \*\*Enjoy boat docking right at your waterfront or channel & a shared (and owned) private 70' of sandy beachfront is just seconds away. Beachfront is co-owned with 7 nearby cottage owners with one common pier & swim rafts,. Co-owners do not dock boats overnight at beach front. This is NOT a "road end" or other general access but a privately owned 70' of shore front among this group of cottage owners. 1/7<sup>th</sup> ownership deeded at closing. Personal property list includes many items. \*Jerdon cannot guarantee tax estimate but does so to assist buyer. Directions: M-62, N. on Forest Beach & follow to property. Included: range, ref., micro wave, coffee maker, toaster, some dishes, all window treatments, 2 bar stools, din table w/4 chairs, fireplace accessories, couch, sofa sleeper, coffee table, 3 end tables, 2 table lamps, chair cushions, lawn mower, pier section, irrigation pump,shed, grill, well pump planters, water toy.

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



Co-owned 70' of sandy beachfront.



View from beachfront. This beachfront is just a short distance from the house & channel front location.



Channel front area.



Channel front & wooded wetland from house lot.



Living Room.



Dining area & fireplace.



Cute bedroom.