



Jerdon Real Estate, Inc.

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PRICE: \$234,900

LOCATION:

HUZZY'S LAKEFRONT

Address : 27118 Lake Street, Lawton, MI 49065
Approx Sq Ft : 2,126 (Includes 784 SF in Lower Level)
Lot Size : 50' on lake & road by 131/138' deep

Taxes : '08 Taxes \$1,994 (Homestead); w/'09 SEV might be \$3,270 OR \$5,053 +/- (Non Homestead) estimate Only not guaranteed*

Tax ID# : 80-16-055-013-00 (Porter Twp.)

Lake Size : 80 Acres

School District: Lawton

Roof : Shingles

Elec Service : 150 Amp

Construction : Frame

Heat : HVAC Propane gas

Possession : 30 Days after close

Water Heater : 30 Gal gas

Sewer : Septic type, needs repair, see below**

Beach: Sandy

Street: Paved private

Siding: Vinyl

Walls: Dry wall

Bsmnt: Full Walkout

Water: Well/Jet pump

Built : Unknown

1st Bedroom : 10 x 13 1/2'

2nd Bedroom : 16 x 23' (2nd Level)

3rd Bedroom : 11 x 15 1/2' (2nd Level)

4th Bedroom : 8 1/2 x 13 1/2'

Bath : Full Tub/Shower

Bath : Full Shower (2nd Level)

Bath : Full Shower (Lower Level)

Living Room : 12 x 23'

Kitchen/Din : 13 x 23'

Utility : 8 x 9'

Patio/Deck : 19 x 26'

Sheds (2) : 12 x 14', 10 x 12'

REMARKS: Included: Range, refrigerator, microwave, dishwasher, all window treatments, pier & pier supports. Directions: From M-40, go E on CR 352, L(N) on CR 652, L(S) on Lake Street. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Owner will agree to repair septic prior to closing as it drains slow.

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

