



Jerdon Real Estate, Inc.

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PRICE: \$446,900

LOCATION:

PLEASANT LAKEFRONT

Address : 57484 Gearhart's Landing, Three Rivers, MI 49093
Approx Sq Ft : 1,675' (+775 SF ready to finish in Lower Level)
Lot Size : 50' on lake, 68' on road by 263/280' deep

Taxes : '08 Taxes \$3,796 (Homestead); w/'09 SEV might be \$4,266 OR \$7,358+/- (Non-Homestead) Estimate only not guaranteed*

Tax ID# : 75-004-160-001-10 (Fabius Twp.)

Lake Size : 262 Acres

School District: Three Rivers

Roof : 30 Yr. Shingles

Elec Service : 200 Amp

Construction : Frame

Possession : At close

Heat : HVAC Lennox Hi-eff. Propane gas

Water Heater : 48 Gal gas power vented

Sewer : 1,500 Gal tank, drain field

Beach: Sand

Street: Public paved

Siding: Vinyl/Stone

Walls: Dry wall

Bsmnt: Full walkout

Water: 5" Well/sub pump

Built : 2006

1st Bedroom : 12 x 19' Master (2nd Level vaulted)

2nd Bedroom : 9 x 11' (2nd Level)

3rd Bedroom : 9 x 12 1/2'

Bath : Full Tub/Shower

Bath : Full Tub/Shower (2nd Level)

Bath : Full Tub/Shower (Lower Level)

Living Room : 12 x 13 1/2'

Kitchen/Din : 18 x 20'

Sun Room : 9 x 11 1/2'

Cold Storage : 10 x 12' (Lower Level)

Deck : 8 x 38'

Fireplace : Stone, Gas-log

Neighborhood: Gearhart's Landing

REMARKS: Lower Level is insulated, heat ducts run, studded, & vapor barrier installed & ready to finish providing for additional bedrooms & family/rec room. Included: Pier w/supports, boat lift w/canopy, water softener, range, refrigerator, microwave, washer, dryer, all window treatments. SEE THE HOME HIGHLIGHTS PAGE FOR HOME AMENITIES & UPGRADES. Directions: M-40, East on Hoffman, R (S) on Gearhart to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.



Pick your chair out now!



Roadside elevation.



Sun rooms don't get any better than this one!



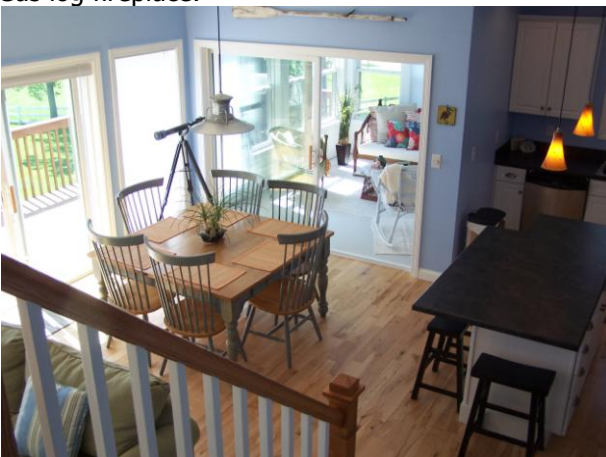
Sandy Beach & pier & boat lift included.



Gas log fireplace.



Just look at that water!



Perfect!