



Jerdon Real Estate, Inc.

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PRICE: Was \$167,900. NOW \$157,900.

LOCATION:

STONE LAKEFRONT

Address	: 111 Lakeshore Drive, Cassopolis, MI 49031	Built	: Late 1940s +/-
Approx Sq Ft	: 1,134 SF	1st Bedroom	: 11½ x 20'
Lot Size	: 86 .5' on lake, 140' on road by 56/92.5' deep**.	2nd Bedroom	: 11 x 11½'
Taxes	: '09 \$888 (Homestead) w/'10 SEV might be \$1,736 OR \$2,491+/- Non-Homestd estimate only not Guaranteed*	3rd Bedroom	: 7½ x 7½'
Tax ID#	: 14-041-215-001-00 (LaGrange Twp-Village also)	Bath	: Full tub/shower
Lake Size	: 148 Acres (typically smaller engine lake)	Bath	:
School District:	Cassopolis	Living Room	: 11½ x 19'
Roof	: NEW '00 shingles	Kitchen/Din	: 11½ x 15'
Elec Service	: NEW '09 100 amp	Porch	: Enclosed 9½ x 9½'
Construction	: Frame	Fireplace	: Free standing gas log
Heat	: HVAC natural gas	Deck	: 10 x 20'
Possession	: At close	Carport	: 10 x 20'
Water Heater	: NEW '01 40 gal elec.	Shed	: 10 x 12'
Sewer	: Municipal		
	Beach: Sandy		
	Street: Public paved		
	Siding: NEW '04 Vinyl		
	Walls: Knotty pine/dry wall		
	Bsmnt: 80% unfinished		
	Water: Municipal		

REMARKS: NICE CONDITION! Large storage basement. INCLUDED: Pier w/supports, pontoon boat w/9.9 HP engine, all window treatments, range, refrigerator, washer, dryer, shed, & carport. Directions: Take M-60 to Cassopolis, Turn West on Lakeshore to property. **NEW '04** Windows. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Has 10' easement on North end of site for lake access to one neighbor in back. Property is located in the Village of Cassopolis but LaGrange Township apparently collects taxes.

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

