



## Jerdon Real Estate, Inc.

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**PRICE: \$59,900**

### LOCATION:

### YANKEE ST., NILES MI

<b>Address</b>	: 2427 Yankee Street, Niles, MI 49120	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 692' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 9 ½ x 12½'
<b>Lot Size</b>	: 1+ Acre: 99' on road by 445' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 7 x 8½'
<b>Taxes</b>	: '09 \$458 (Homestead) w/'10 SEV should be approx. The same. Not guaranteed	<b>Bath</b>	: Full Tub/Shower
<b>Tax ID#</b>	: 14-020-029-086-00 (Howard Twp.)	<b>Living Room</b>	: 8 ½ x 15'
<b>School District:</b>	Niles	<b>Kitchen/Din</b>	: 10 x 15'
<b>Roof</b>	: NEW '02 Shingles	<b>Street:</b>	Paved public
<b>Elec Service</b>	: 100 Amp	<b>Siding:</b>	Wood/alumn
<b>Construction</b>	: Frame	<b>Walls:</b>	Dry wall
<b>Heat</b>	: CFA Nat. gas	<b>Bsmnt:</b>	Partial/crawl space
<b>Possession</b>	: At close	<b>Water:</b>	City
<b>Water Heater</b>	: 40 Gal gas	<b>Shed</b>	: 14' x 16'
<b>Sewer</b>	: Septic type		

**REMARKS: Extra deep lot, NEW carpet, interior painting,** Included: Range, refrigerator,  
\*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

