



Jerdon Real Estate, Inc.

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PRICE: \$235,000.

LOCATION:

JUNO LAKE CHANNELFRONT

Address	: 68267 Channel Parkway, Edwardsburg, MI 49112	Built	: 1960s, remodeled 2006
Approx Sq Ft	: 1,040' (O.D.)	1st Bedroom	: 9 x 16'
Lot Size	: 191' on water, 49' on road by 56/169' deep.	2nd Bedroom	: 9 ½ x 10'
Taxes	: 2010 \$4,652 (Non-Homestead) w/'11 SEV might be \$5,683 OR \$3,348 +/- as Homestead estimate only Not guaranteed*	Bath	: Full tub/shower
Tax ID#	: 14-060-120-409-00 (Mason Twp)	Bath	: Half
Lake Size	: See below	Liv/Kit/Din	: 21 x 25'
School District:	Edwardsburg	Fireplace	: Brick, gas log
Roof	: NEW '06 shingles	Open porch	: 8 x 10'
Elec Service	: 100 amp	Deck	: 12 x 16'
Construction	: Frame	Patio	: Flagstone 10 x 24'
Heat	: NEW '06 HVAC nat. gas	Garage	: 2-car attached 19 x 25'
Possession	: At close	Shed	: 8 x 12'
Water Heater	: NEW '06 40 gal gas		
Sewer	: Municipal, buyer assumes assessment*		

REMARKS: NEW Kitchen & baths, bamboo flooring, deck, patio, & pergola. Designer kitchen, cabinets, granite countertops & fixtures throughout. LAKE is 218 acres but connects to Christiana 179, & Painter 103 plus channels & Christiana creek. INCLUDED: range, ref., pier, window treatments. Directions: From U.S. 12, N. on Christiana, Lef on Channel Pkwy. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Another \$749.25 for annual sewer prin/interest payment until paid in full; w/\$5,211+/- balance remaining which can be paid in full anytime.

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