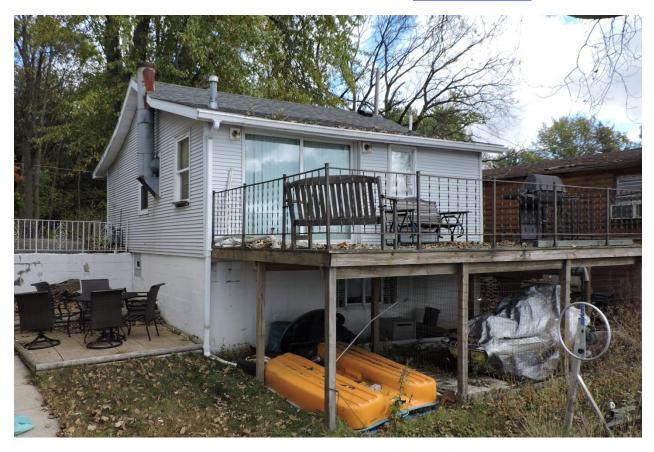


## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$99,900 NOW \$79,900.

: Unknown

: 12 ½ x 20′

: 12 ½ x 20'

: Full tub/shower

**1**<sup>st</sup> **Bedroom** :  $11 \times 12 \frac{1}{2}$ 

**Living Room** :  $11 \frac{1}{2} \times 14 \frac{1}{2}$ 

Bath

Deck

Kit/Dining

## LOCATION: PLEASANT LAKEFRONT

**Address**: 68446 Daily Road, Edwardsburg MI 49112

**Approx Sq Ft**: 613′ (O.D.)

Lot Size : Approx. 33' on lake & road by 37'/40' deep.

**Taxes** : 2014 \$1,470 (Non-Homestead) + sewer\* w/2015

SEV might be \$1,529+/- not guaranteed\*\*

**Tax ID#** : 14-090-135-009-00 (Ontwa Twp)

**Lake Size** : 80 Acres (all-sport)

**School District:** Edwardsburg **Beach:** Sandy

Elec Service: 100 ampSiding: VinylConstruction: FrameWalls: Dry wallHeat: Forced Air gasBsmnt: Walkout

**Possession :** At closing **Water:** Needs new well/pump

Water Heater:

**Sewer** : Septic type\*\*\*

**REMARKS: INCLUDED:** Range, ref., microwave, couch, recliner, coffee table, all window treatments. \*Another \$617 on tax bill for annual sewer prin/interest until paid in full; \$3,755+/- sewer prin remains. \*\*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*\*\*Dwelling is not connected to sewer (but can be) & currently uses private septic.

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