



## Jerdon Real Estate, Inc.

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

### 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  
**Roof** : NEW 2014  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Forced Air gas  
**Possession** : At closing  
**Water Heater** :  
**Sewer** : Septic type\*\*\*

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11 x 12 ½'  
**Bath** : Full tub/shower  
**Living Room** : 11 ½ x 14 ½'  
**Kit/Dining** : 12 ½ x 20'  
**Deck** : 12 ½ x 20'

**Beach:** Sandy  
**Street:** Public paved  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Walkout  
**Water:** Needs new well/pump

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