



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #10901753



PRICE: \$199,900.

LOCATION:

INDIAN LAKE ACCESS*

Address	: 55646 Forest Beach St., Eau Claire MI 49111	Approx. Built	: Est early 1960s
Approx Sq Ft	: 1,362 (O.D.)(does not include breezeway)	1st Bedroom	: 11 x 13 ½
Lot Size	: (2) Lots totaling approx.. 72' on road, 78' across back by 170/187' deep.	2nd Bedroom	: 11 x 12 ½
Taxes	: 2019 \$1,155 (Homestead) w/2019 SEV might be \$1,332 OR \$2,418+/- Non-homestead estimate not Guaranteed*	3rd Bedroom	: 10 x 11
Tax ID#	: 14-130-144-010-01 & 14-130-031-012-00	Bath	: Full Tub/shower
Lake Size	: 500 Acres	Bath	: Half
School District:	Eau Claire	Living Room	: 13 ½ x 19 ½
Roof	: NEW 2020	Kitchen	: 11 x 13
Elec Service	: 200 amp	Dining Area	: 9 x 13'
Construction	: Frame	Breezeway	: 9 x 13'
Heat	: Propane forced air	Fireplace	: (2) wood burning*
Possession	: At closing	Garage	: 1-Car attached 14 x 26'
Water Heater	: 40 gal gas		
Sewer	: Municipal		
	Beach: Sandy Access		
	Street: Public paved		
	Siding: Vinyl		
	Walls: Dry Wall		
	Bsmnt: Full unfinished		
	Water: 5" well/sub pump		

REMARKS: NEWLY remodeled bedrooms & bathrooms, new interior painting and oak floors in bedrooms refinished. *Private Lake Access is shared with about 8 neighbors & consists of 70 Ft of sandy beachfront with private common pier (no boat docking) located within 200' of this cottage. Fireplace in living room & in basement. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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