



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: WAS \$299,900 NOW \$275,000

LOCATION:

LITTLE CEDAR LAKEFRONT

Address : 30390 93rd Ave., Lawton, MI 49065
Approx Sq Ft : 1,480 (O.D.)
Lot Size : 2 ½ +/- Acres; 469' on lake, approximately 650' on road by 448' deep.
Taxes : '09 \$5,043 (Non-Homestead) w/'10 SEV might be \$5,228 +/- Estimate only not guaranteed*

Tax ID# : 80-16-032-022-02 (Porter Twp.)
Lake Size : Small engine lake
School District: Lawton
Roof : NEW '10 Shingles
Elec Service : 200 Amp
Construction : Manufactured
Heat : HVAC Propane gas
Possession : At close
Water Heater : 38 Gal gas
Sewer : Septic type

Beach: No sand
Street: Paved public
Siding: Wood
Walls: Pine/Dry wall
Bsmnt: Full walkout finished
Water: 5" well/sub pump

Built : 1995
1st Bedroom : 11 x 12 ½'
2nd Bedroom : 8 ½ x 9'
Loft : 14 x 19'
Bath : Full Tub/Shower
Living Room : 14 x 23'
Kitchen/Din : 15 ½ x 23'
(2) Decks : 8 x 50'; 8 x 40'
Patio : 18 x 24'
Shed : 10 x 12'

REMARKS: Included: Range, refrigerator, washer, dryer, 2 single beds, 2 double beds, all springs/mattresses, dining table & 4 chairs, couch, 2 upholstered chairs, 2 recliners, coffee table, wood rocking chair, lamp table, all window treatments, row boat. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: South of Lawton MI on M-40 West on 64th become 93rd.to property.

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

