



Jerdon Real Estate, Inc.

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PRICE: \$149,900.

LOCATION: LAKE OF THE WOODS LAKEFRONT (Located on cove)

Address	: 45222 Shore Drive, Decatur MI 49045	Built	: Unknown
Approx Sq Ft	: 693' (O.D.)	1st Bedroom	: 7 x 11'
Lot Size	: Survey forthcoming*: Currently estimated at 75' along water, 135' along road by 115/145' deep.	Bath	: Full tub/shower
Taxes	: Amount includes other land not included in this sale: 2012 \$2,593 (Non-Homestead) Using the 2013 SEV Might be \$3,861+/- estimate only not guaranteed*	Living Room	: 16 x 19'
Tax ID#	: 80-08-019-006-01 (Decatur Twp)	Kitchen	: 8 x 19'
Lake Size	: 265 Acres	Fireplace	: Wood burner
School District:	Decatur	Boat House	: 16 x 20'
Roof	: NEW 2011	Beach:	No sand
Elec Service	: 60 amp	Street:	Private gravel
Construction	: Frame	Siding:	Vinyl
Heat	: Wood burner	Walls:	Dry wall/panel
Possession	: At close	Bsmnt:	Crawl space
Water Heater	: 20 gal elec	Water:	2" well/jet pump
Sewer	: Septic type		

REMARKS: *Property is being split from another & tax bill & tax estimate includes more land than being offered. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: M-51, N. on 47 ½ , R. on 86th (1st road), L. on Chicago Ave (at white pillars), R. at lake to property. INCLUDED: range, ref., microwave, table & 2 chairs, sleeper sofa, couch, recliner, chair & ottoman, all window treatments, 2 AC units, double bed w/springs/mattresses, pier w/supports, picnic table, coffee maker, dishes, pots, pans.

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