



Jerdon Real Estate, Inc.

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PRICE: \$498,000

LOCATION:

CHRISTIE LAKEFRONT

| | | | |
|-------------------------|--|-------------------------------|--|
| Address | : 47463 Lakeview Drive, Lawrence, MI 49064 | Built | : 1987 |
| Approx Sq Ft | : 2,622 (Includes solarium) | 1st Bedroom | : 12 ½ x 16' Master (2 nd Level) |
| Lot Size | : 11.88 Acres includes private road area: 244' along lake; irregular shape—see survey; most 556'x771' | 2nd Bedroom | : 11 ½ x 11 ½' |
| Taxes | : '09 Taxes \$5,383 (Homestead) w/'10 SEV might be \$7,515+/- OR \$11,598+/- (Non-Homestead) Estimate only not guaranteed* | 3rd Bedroom | : 9 ½ x 10' (2 nd Level) |
| Tax ID# | : 80-13-025-009-70 (Lawrence Twp.) | 4th Bedroom | : 9 ½ x 10 ½' (2 nd Level) |
| Lake Size | : 211 Acres | Bath | : Full Tub/Shower Master (2 nd Level) |
| School District: | Lawrence | Bath | : Full Tub/Shower |
| Roof | : Shingles | Bath | : Half |
| Elec Service | : 200 Amp | Bath | : Full Tub/Shower (2 nd Level) |
| Construction | : Frame | Living/Dining | : 12 ½ x 41' |
| Heat | : (2) HVAC Propane gas | Kitchen | : 10 ½ x 12 ½' |
| Possession | : At close | Utility | : 4 ½ x 8' |
| Water Heater | : NEW '03 50 Gal electric | Fireplace | : Cultured stone, wood-burning |
| Sewer | : Septic type | Solarium | : 13 x 20' |
| | | Garage | : 2-Car attached 24 x 24' |
| | | Shed | : 10 x 12' |

REMARKS: Directions: I-94, Exit 56, S. on M-51 towards Decatur, R. (West) on 64th Ave., continue across 46th St., L. (South) on Lakeview Ave., Take 1st left to very end. Highlights: Asphalt circular driveway, vaulted ceilings, commanding location & view, very private at very end of private road, skylights, wooded, double walk-in master closets. Included: Range, refrigerator, dishwasher, washer, dryer, pier w/supports, sheds, garage door remote, water softener, de-humidifier, workbench, all window treatments. *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)