



## Jerdon Real Estate, Inc.

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**PRICE: \$388,900**

### LOCATION:

### DONNELL LAKEFRONT

**Address** : 16638 Filley Drive, Vandalia, MI 49095  
**Approx Sq Ft** : 2,030 (Includes 550' in walkout)  
**Lot Size** : 43' on lake/road by 156/158' deep. Backlot: 43' x 25' deep.  
**Taxes** : '09 Taxes \$4,851 (Non-Homestead); w/'10 SEV might be \$5,726+/- plus sewer. Estimate only not guaranteed\*  
**Tax ID#** : 14-100-300-010-00 (Penn Twp.)  
**Lake Size** : 246 Acres  
**School District:** Cassopolis  
**Roof** : Shingles  
**Elec Service** : 200 Amp  
**Construction** : Frame  
**Heat** : Electric baseboard  
**Possession** : At close  
**Water Heater** : 62 Gal electric  
**Sewer** : Municipal \*\*Buyer assumes assessment

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11 x 13'  
**2<sup>nd</sup> Bedroom** : 10 x 10 1/2'  
**3<sup>rd</sup> Bedroom** : 16 x 21' (2<sup>nd</sup> Level)  
**Bath** : Full Tub/shower  
**Bath** : Full Tub/shower (2<sup>nd</sup> Level)  
**Bath** : Half  
**Living Room** : 15 x 18'  
**Kitchen/Din** : 20 x 23'  
**Utility** : 7 1/2 x 10'  
**Foyer** : 5 x 7'  
**(3) Decks** : 41 x 27'; 7 x 15'; 6 1/2 x 12'  
**Porch** : 6 x 15' Enclosed front  
**Garage** : 2-Car detached 22 x 22'  
**Shed** : 8 x 8'

**Beach:** Sandy  
**Street:** Private paved  
**Siding:** Aluminum & wood  
**Walls:** Dry wall  
**Bsmnt:** 50% Walkout  
**Water:** Well/jet pump

**REMARKS: Great condition & ready for lake living! Garage located on backlot for additional parking & storage. INCLUDED:** range, 2 refs., micro wave, de-humidifier, vacuum, kit table & 6 chairs, 2 bar stools, 2 child's talbes & 7 chairs, 5 reed chairs, ottoman, basket, & shelf, 2 window ACs, green desk & 2 chest of drawers, 2 rocking chairs, arm chair, 8 lamp tables, mirror, sectional sofa, 2 TVs w/stands, 2 floor lamps, 2 child's beds, 2 twin, 2 queen, full, & bunk beds all w/springs & mattresses, pier w/supports, paddle boat, glass table w/4 chairs, picnic table, grill, 9 lawn chairs. \*\*Remaining sewer assessment principle \$2,343+/- . Annual sewer principle/interest payment amt (until paid in full) of approx. \$555+/- . Directions: M-60 to Vandalia MI, S on Main (becomes Paradise Lake St.), L (E) on Donnell, L (N) at sign. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.