



Jerdon Real Estate, Inc.

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PRICE: WAS \$388,900 NOW \$339,900.

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 : '10 Taxes \$4,981 (Non-Homestead); w/'11 SEV might be \$5,896+/- 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
1st Bedroom : 11 x 13'
2nd Bedroom : 10 x 10 1/2'
3rd Bedroom : 16 x 21' (2nd Level)
Bath : Full Tub/shower
Bath : Full Tub/shower (2nd 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.