



Jerdon Real Estate, Inc.

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PRICE: \$157,500.

LOCATION:

LAKE-OF-THE-WOODS CHANNELFRONT

Address : 46967 Meadow Lane, Decatur MI 49045
Approx Sq Ft : 1,421' (O.D.)
Lot Size : 75' on channel road by 134' deep.
Taxes : 2015 \$3,714 (non-Homestead) w/2016 SEV might be \$5,012 +/- (or \$3,351+/- homestead) estimate Only not guaranteed*
Tax ID# : 80-10-045-019-00 (Hamilton Twp)
Lake Size : 289 Acres
School District: Decatur
Roof : NEW 2010
Elec Service : 200 amp
Construction : Manufactured home
Heat : HVAC nat gas
Possession : At closing subject to**
Water Heater : 40 gallon elec
Sewer : Septic type

Beach: Channel
Street: Paved public
Siding: vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: 5" sub pump/well

Built : 2005
1st Bedroom : Master 13 x 13½
2nd Bedroom : 10 x 13'
3rd Bedroom : 10 x 13'
Bath : Master Full tub & shower
Bath : Full Tub/shower
Living Room : 13 x 18½
Kit/Dining : 13 x 15½
Family Rm : 13 x 16'
Deck : 12 x 16'

REMARKS: INCLUDED: Range, refrigerator, washer, dryer, window treatments, pier, pier supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Month to month tenant occupies home approx. 30 days possession after closing to vacate. Directions: From CR 352, South on 47th St, Left on Meadow Lane 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)