



## Jerdon Real Estate, Inc.

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**PRICE: \$189,900**

### LOCATION:

### INDIAN LAKE CHANNEL FRONT w/Lakeview

<b>Address</b>	: 54633 Park Lane, Eau Claire, MI 49111	<b>Built</b>	: 1997
<b>Approx Sq Ft</b>	: 1,494	<b>1<sup>st</sup> Bedroom</b>	: 12 x 16 ½'
<b>Lot Size</b>	: 69' along channel, 73' on road by 126' deep	<b>2<sup>nd</sup> Bedroom</b>	: 12 x 12 ½'
<b>Taxes</b>	: '07 \$2,075 (Homestead) w/'07 SEV might be \$2,548 OR \$4,390 +/- (Non-Homestead) Estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 8 ½ x 10'
<b>Tax ID#</b>	: 14-130-335-011-00 (Silver Creek Twp.)	<b>Bath</b>	: Full Whirlpool Tub/Shower
<b>Lake Size</b>	: 500 Acres	<b>Bath</b>	: Full Tub/Shower
<b>School District:</b>	Dowagiac	<b>Living Room</b>	: 12 x 24'
<b>Roof</b>	: Shingles	<b>Dining Area</b>	: 10 x 11'
<b>Elec Service</b>	: 200 Amp	<b>Kitchen</b>	: 10 x 11 ½'
<b>Construction</b>	: Modular	<b>Utility</b>	: 5 x 10'
<b>Heat</b>	: HVAC Propane gas	<b>Porch</b>	: 11 x 24' Enclosed Front
<b>Possession</b>	: 30 days after close	<b>Garage</b>	: 2-Car Detached 28 x 28'
<b>Water Heater</b>	: 40 gal elec		
<b>Sewer</b>	: Municipal sewer, assessment paid		
	<b>Beach:</b> No sand (sand bars)		
	<b>Street:</b> Paved public		
	<b>Siding:</b> Vinyl		
	<b>Walls:</b> Composite		
	<b>Bsmnt:</b> Concrete Crawl Spc		
	<b>Water:</b> Well/pump		

**REMARKS:** The spectacular view from the waterfront yard is just like lakefront property. This view, home, location, & nice sized lot offers much value. THIS ONE IS PRICED TO SELL!!! Use the Lake's sand bars to swim, anchor, & enjoy the lake with sandy swimming areas & shallow water. Included: Range, refrigerator, washer, dryer, microwave oven, all window treatments, pontoon boat w/engine, pier, pier supports. \*Jerdon cannot guarantee tax estimate but provides to assist buyer. Directions: M-62 West, N. on Brush Lk Rd., Right on School St., R. on Love, R. on Lagoon, L. on Park 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)

