



## Jerdon Real Estate, Inc.

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**PRICE: \$539,900**

### LOCATION:

### THREE MILE LAKEFRONT

<b>Address</b>	: 62252 41 <sup>st</sup> Street, Paw Paw, MI 49079	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 2,382 (536' 2 <sup>nd</sup> Level)	<b>1<sup>st</sup> Bedroom</b>	: 10 x 12'
<b>Lot Size</b>	: 5+/- Acres, "Peninsula" shaped with about 1,500' of shore line.	<b>2<sup>nd</sup> Bedroom</b>	: 13 ½ x 17' (2 <sup>nd</sup> Level)
<b>Taxes</b>	: '07 Taxes \$9,305 (Non-Homestead) w/'08 SEV might be \$9,411 +/- *Estimate only not guaranteed	<b>3<sup>rd</sup> Bedroom</b>	: 11 x 12' (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 80-14-021-031-01 (Paw Paw Twp.)	<b>Bath</b>	: Full Tub/Shower
<b>Lake Size</b>	: 176 Acres	<b>Bath</b>	: Full Shower (2 <sup>nd</sup> Level)
<b>School District:</b>	Paw Paw	<b>Living Room</b>	: 12 x 27'
<b>Roof</b>	: Shingles	<b>Kitchen</b>	: 10 x 13'
<b>Elec Service</b>	: 200 Amp	<b>Dining</b>	: 11 x 13'
<b>Construction</b>	: Frame	<b>Utility</b>	: 8 x 15'
<b>Water Heater</b>	: 40 Gal gas	<b>Fireplace</b>	: Brick, Wood-burning insert
<b>Possession</b>	: At closing subject to tenants	<b>Porch</b>	: 10 x 30' Enclosed front
<b>Sewer</b>	: Septic type	<b>Porch</b>	: 12 ½ x 22' Enclosed back
<b>Heat</b>	: HVAC Natural gas	<b>Deck</b>	: 22 x 40'
		<b>Garage</b>	: 3-Car detached 28 x 40' plus full walkout lower level w/2-car door at lakeside

**REMARKS:** Rare opportunity to purchase one of the most unique lake properties. Absolutely beautiful wooded peninsula with amazing amount of shoreline. Very scenic, private, & one-of-a-kind property. Directions: M-51, Take Paw Paw Rd East, Left on 41<sup>st</sup> St. to property. See attached list for included items. \*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)







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Three Mile Lakefront Listing #G-3557

Included Items List

- Freezer
- Water Softener
- Washer/Dryer, Refrigerator, Range, Microwave
- Toaster Oven
- Coffee Pot
- Dishwasher
- Assorted dishes, pots & pans
- Dining room table with 4 chairs/bench
- Sidebar table
- 2 wicker chairs. Sofa & table, couch
- Towel cabinet
- Chair and ottoman
- 2 floor lamps
- Entertainment table
- Side table
- Futon couch
- Bamboo round chair
- Swing
- 2 Picnic tables
- 12 outdoor chairs
- Paddle boat
- Air compressor
- Miscellaneous garden tools
- Pier w/supports
- 3 Love seats
- Queen, twin and 2 sets of bunk beds all with springs & mattresses
- Dresser
- Wicker chair