



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$199,900**

### LOCATION:

### CHRISTIE LAKEFRONT LOT (South Triangle Parcel)

**Address** : Prospect Street, Lawrence, MI, 49064

**Lot Size** : 180' +/- along lake, 100' and 136' deep. Triangle Lot, see survey.

**Taxes** : '08 Taxes \$4,076 (Non-Homestead); w/'09 SEV might be \$4,269 +/- Estimate only not guaranteed\*

**Tax ID #** : 80-13-130-011-00 (Lawrence Twp.)

**Lake Size** : 211 Acres

**School District:** Lawrence

**Beach** : Very Sandy

**Street** : Private gravel

**Possession** : At closing

**REMARKS: PRIVATE LAKE!!!! This is a gorgeous site with panoramic 180 Degree view!!! Septic, well, and building site approved!** Seller has permit for well & septic and approved for a 34 x 36' house. See file for survey showing location of proposed house. Directions: Territorial Road, E. on Prospect to property. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Jerdon also has the abutting property for sale so see survey.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)