



Jerdon Real Estate, Inc.

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PRICE: \$489,900

LOCATION:

BIRCH LAKEFRONT

Address : 14719 Kiloqua Woods Lane, Vandalia, MI 49095
Approx Sq Ft : 2,513 (Includes 961 SF in walkout)
Lot Size : Approx. 70' on lake, 207' in back by 200' deep (See survey)
Taxes : '09 Taxes \$9,072 (Non-Homestead) Note: Owner is Appealing the SEV (State Equalized Value)*

Tax ID# : 14-120-005-008-11 (Porter Twp.)
Lake Size : 295 Acres
School District: Constantine
Roof : Shingles
Elec Service : 200 Amp
Construction : Frame
Heat : HVAC Geo-thermal
Sewer : Municipal, Buyer assumes assessment**
Possession : At close
Water Heater : 50 Gal electric

Beach: Sandy
Street: Private gravel
Siding: Wood
Walls: Dry wall
Bsmnt: Full walkout
Water: 4" Well/sub pump

Built :
1st Bedroom : 12 ½ x 15'
2nd Bedroom : 12 x 15' (Lower Level)
3rd Bedroom : 10 x 11' (Lower Level)
Bath : Full Tub/Shower
Bath : Full Tub /Shower
Great/Din Rm : 18 x 30'
Kitchen : 11 x 12'
Family Room : 18 x 30' w/2nd Kitchen (Lower Lvl)
Sun Room : 13 x 14'
Utility : 7 ½ x 12'
Fireplace : Brick; Wood-burning
Deck : 12 x 30'
Patio : 12 x 30'
Garage : 2-Car Attached 24 x 30'

Directions: From M-60, S on Lewis Lake Rd., L (E) on Monkey Run, R (S) on Walnut, L (E) on Harvey, R (S) on Lakeshore, R (W) on Kiloqua.

REMARKS: Included: Range, refrigerator, water softener, entertainment cabinet, 4 dining tables w/14 chairs, 2 lamp tables, 3 bar stools, love seat, coffee table, upholstered chair, 3 sofas, table w/4 chairs, 2 ottomans, 4 misc. chairs, grill, microwave, bookshelf, dehumidifier, floor lamp, 4 lawn chairs, swing, queen + 4 double beds all w/springs & mattresses. **Another \$867 on tax bill for sewer until paid in full. Remaining sewer principle of \$6,350+/- . *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Owner is appealing the SEV at the March 2011 Board of Review as the assessment is substantially greater than the asking price. If successful, taxes might be \$9,700 +/- or less per year .

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