



Jerdon Real Estate, Inc.

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PRICE: \$198,900

LOCATION:

BARRON LAKEFRONT

Address : 2591 Lake Shore Drive, Niles, MI 49120
Approx Sq Ft : 1, 078 (O.D.)
Lot Size : (2) Lots 84' along lake, 100' on road by 91/96' deep.

Taxes : '10 Taxes \$3,420 (Non-Homestead); w/'11 SEV might be the approx. the same + sewer/lake well** Estimate only not guaranteed*

Tax ID# : 14-020-140-046-01 (Howard Twp.)

Lake Size : 207 Acres

School District: Niles

Roof : Shingles

Elec Service : 200 Amp

Construction : Frame

Heat : Electric baseboard

Possession : At close

Water Heater : 40 Gal electric

Sewer : Municipal **

Beach: Very Sandy

Street: Paved public

Siding: Wood

Walls: Panel

Bsmnt: Crawl space

Water: Well/sub pump

Built : Unknown

1st Bedroom : 10 x 16 ½'

2nd Bedroom : 8 ½ x 10'

Bath : Full Shower

Living Room : 18 x 25'

Kitchen : 8 x 11'

Dining Area : 8 x 8 ½'

Utility : 4 x 8'

Deck : 12 x 24'

Garage : 2-Car Detached 20 x 25'

Neighborhood: Shady Shores

REMARKS: Directions: From M-60, N. on Barron Lake Dr., L(W) on Lake Shore. Included: Range, refrigerator, washer, dryer, window air conditioner, push lawn mower. **Buyer assumes \$650 remaining sewer principle assessment. Another \$369.50 for annual sewer prin/interest and \$125 for lake well appeared on the tax bill. Sewer can be paid in full anytime. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.