



Jerdon Real Estate, Inc.

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PRICE: \$ 134,900

LOCATION:

LONG LAKE CHANNELFRONT

Address : 10182 Walnut, Three Rivers, MI 49093
Approx Sq Ft : 1,602 (O.D.)
Lot Size : (2) Total; 131' on channel, 119' on road by 89/106' deep. Lot 14 is 60' wide.
Taxes : 2012 \$1,349 (Homestead) w/13 SEV might be \$1907 OR \$3,207+/- (Non-Homestead) Estimate only not guarantee*
Tax ID# : 75-004-530-015-00 (Fabius Twp., St. Joseph County)
School District: Three Rivers
Roof : NEW 2004 Shingles
Elec Service : 100 Amp
Construction : Manufactured
Heat : HVAC nat. gas
Possession : 30 Days after close
Water Heater : 40 Gal electric
Sewer : Septic type

Lake Size: 211 Acres
Beach: No Sand
Street: Paved private
Siding: Vinyl
Walls: Dry wall
Bsmnt: Concrete Crawl
Water: 5" well/sub pump

Built : 1984 +/-
1st Bedroom : 11 ½ x 13'
2nd Bedroom : 10 x 12'
3rd Bedroom : 9 x 12'
Bath : Full Tub/Shower
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Living Room : 16 x 16'
Dining : 12 ½ x 14 ½'
Kitchen : 9 x 21 ½'
Porches (3) : (2) Enclosed both 9x17; Open 9x14'
Storage Shed : 10 x 10'

REMARKS: INCLUDED: range, ref., washer, dryer, & all window treatments. Directions: From M-60 E of Jones, N on County Line (aka Corey Lake Rd), E (right) on Walnut. *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)