



## Jerdon Real Estate, Inc.

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**PRICE: Was \$139,900. NOW \$109,900.**

### LOCATION:

### LEWIS LAKEFRONT

<b>Address</b>	: 61316 Lewis Lake Road, Vandalia MI 49095	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 672' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 11 x 12'
<b>Lot Size</b>	: (3) Lots totaling 202' along lake, 240' on road by 205/284' deep.	<b>Bath</b>	: 2 Fixtures Shower/Stool
<b>Taxes</b>	: 2015 \$4,865 (Non-Homestead) w/2016 SEV might Be \$4,109+/- estimate only not guaranteed*	<b>Living Room</b>	: 13 x 17'
<b>Tax ID#</b>	: 14-080-500-012-00 (Newberg)	<b>Kit/Dining</b>	: 10 x 18'
<b>Lake Size</b>	: 22 Acres (& connects to Donnell Lake)	<b>Garage</b>	: 1 1/2 Car detached 24 x 24'
<b>School District:</b>	Cassopolis		
<b>Roof</b>	: Shingles	<b>Beach:</b>	No sand
<b>Elec Service</b>	: 200 amp	<b>Street:</b>	Paved public
<b>Construction</b>	: Frame	<b>Siding:</b>	Alumn
<b>Heat</b>	: Baseboard elec**	<b>Walls:</b>	Unfinished
<b>Possession</b>	: At closing	<b>Bsmnt:</b>	Slab
<b>Water Heater</b>	: Electric	<b>Water:</b>	Needs new well
<b>Sewer</b>	: Needs replacement		

**REMARKS:** Interior is mostly unfinished; electric baseboard needs repair, great property to rehab or start new. Has lakefront & creek-front too. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Tax assessment needs to be appealed. Jerdon will assist to do so at year's end.