



Jerdon Real Estate, Inc.

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PRICE: \$369,900.

LOCATION:

PLEASANT LAKEFRONT (Three Rivers, MI)

Address	: 57454 Gerharts Landing Rd, Three Rivers MI 49093	Built	: Unknown, remodeled last 10 yrs
Approx Sq Ft	: 1,830(O.D.)	1st Bedroom	: 10½ x 22'
Lot Size	: 50' on lake, 68' on road by 263/280' deep.	2nd Bedroom	: 11½ x 15½
Taxes	: 2015 \$5,163 (Non-Homestead) w/2016 SEV might be \$5,750+/- estimate only not guaranteed*	3rd Bedroom	: 10 x 13½
Tax ID#	: 75-04-160-001-01 (Fabius Twp)	4th Bedroom	: 9 x 10½
Lake Size	: 262+/- Acres	Bath	: Full Tub/shower
School District:	Three Rivers	Bath	: Full shower
Roof	: Shingles	Living Room	: 16 x 18'
Elec Service	: 100 amp	Kitchen	: 10½ x 18'
Construction	: Frame	Dining area	: 14 x 15½
Heat	: HVAC propane gas	Fireplace	: Cultured stone, wood burning
Possession	: At closing	Deck	: 12 x 41'
Water Heater	: 50 gal elec	Garage	: 2-Car attached 24 x 24'
Sewer	: Septic type		
	Beach: Sandy		
	Street: Paved public		
	Siding: Vinyl		
	Walls: Dry wall		
	Bsmnt: Partial/crawl space		
	Water: Well/jet pump		

REMARKS: Exceptional remodeling making this a walk-in condition lake property. Beautiful hardwood floors, modern kitchen, & very well appointed interior trim & color design. INCLUDED: range, ref., micro wave, washer, dryer, large screen TV, dining table & 6 chairs, fireplace screen/grate, all window treatments, pier w/supports, boat lift, water softener. *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)