



## Jerdon Real Estate, Inc.

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**PRICE: \$179,900.**

### LOCATION : INDIAN LAKE CHANNELFRONT (With View of Lake)

<b>Address</b>	: 54623 Park Lane, Eau Claire, MI 49111	<b>Built</b>	: Original 1972, remodeled since
<b>Apprx Sq Ft</b>	: 1,440 (O.D., porch NOT included)	<b>Bedroom</b>	: 11 x 13'
<b>Lot Size</b>	: 89.7' along channel, 95.8' along road by 175/187' Deep.	<b>Bedroom</b>	: 8 x 17'
<b>Taxes</b>	: '07 \$1,857 (Non-Homestead) w/'08 SEV might be \$4,088+/- estimate only not guaranteed* Tax ID#14-130-335-012-00	<b>Bedroom</b>	: 8 x 12'
<b>Lake Size</b>	: 500 acres <b>Beach:</b> Use sand bars in lake	<b>Bath</b>	: Full tub/shower
<b>School District</b>	: Dowagiac <b>Street:</b> Public paved	<b>Bath</b>	: Half
<b>Roof</b>	: Shingles ('93) <b>Siding:</b> Vinyl NEW '01	<b>Kitchen/Breakfast:</b>	: 11 x 21'
<b>Elec. Service</b>	: 200amp <b>Walls:</b> Dry wall (not panel)	<b>Living Rm</b>	: 11 x 19 1/2'
<b>Construction</b>	: Modular <b>Bsmnt:</b> Crawl space	<b>Dining</b>	: 10 1/2 x 11 1/2'
<b>Heat</b>	: CFA propane gas w/central conditioning	<b>Porch</b>	: Enclosed w/Lakeview 12 x 24 1/2'
<b>Possession</b>	: At closing .	<b>Garage</b>	: 2 1/2 Car detached pole building 28 x 32'
<b>Wtr Heater</b>	: 30 gallon electric		
<b>Sewer</b>	: Municipal,		
<b>Insulation</b>	: 4" walls, 10" ceiling		

**REMARKS:** Nice view of lake from this well kept property & home. Interior has dry wall & many upgrades including vinyl siding, landscaping, steel sea wall, TV tower/antenna, pole building, & thermo pane windows all replaced. Use Indian Lake's sand bars to anchor and swim. Included: Garage refrigerator (only), range, wardrobe, all window treatments, water softener, washer, and dryer (irrigation pump not included). Directions: Take M-62, North on Brush Lake Rd, Right on School St., Right on Love, Right on Lagoon, Left on Park to property. Join the home owner's assoc. & use the private boat ramp. \*Jerdon cannot at all guarantee future taxes due to changes in SEVs, millage rates, etc. Rather than simply quoting current taxes which are not accurate for new ownership, we provide a general estimate so buyers have a better understanding of possible future tax amounts. Contact the local assessor for more information.

(Data is not warranted & is subject to error, omission, withdrawal, & change. Improvements are AS-IS. Agent is Seller's Agent & DOES NOT represent Buyer)



Beautiful view of Indian Lake.



Roadside view.



Waterside enclosed porch.



Bright interior with all new dry wall.