



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: Was \$159,900. NOW \$149,900.

LOCATION : INDIAN LAKE CHANNELFRONT (With View of Lake)

Address	: 54623 Park Lane, Eau Claire, MI 49111	Built	: Original 1972, remodeled since
Apprx Sq Ft	: 1,440 (O.D., porch NOT included)	Bedroom	: 11 x 13'
Lot Size	: 89.7' along channel, 95.8' along road by 175/187' Deep.	Bedroom	: 8 x 17'
Taxes	: 2012 \$2,101 (Non-Homestead) w/'12 SEV might be \$2,996 + weed control assessment of \$350+/-* Tax ID#14-130-335-012-00	Bedroom	: 8 x 12'
Lake Size	: 500 acres	Bath	: Full tub/shower
School District	: Dowagiac	Bath	: Half
Roof	: Shingles ('93)	Kitchen/Breakfast:	11 x 21'
Elec. Service	: 200amp	Living Rm	: 11 x 19 1/2'
Construction	: Modular	Dining	: 10 1/2 x 11 1/2'
Heat	: CFA propane gas w/central conditioning	Porch	: Enclosed w/Lakeview 12 x 24 1/2'
Possession	: At closing .	Garage	: 2 1/2 Car detached pole building 28 x 32'
Wtr Heater	: 30 gallon electric		
Sewer	: Municipal,		
Insulation	: 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 guarantee tax estimate but does so to assist the buyer. Weed control assessment varies & contact assessor for current data.

(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.