



## Jerdon Real Estate, Inc.

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**PRICE: \$1,290,000**

### LOCATION:

### INDIAN LAKEFRONT

|                         |   |                               |   |
|-------------------------|---|-------------------------------|---|
| <b>Address</b>          | : 54927 Moody Drive, Eau Claire, MI 49111   | <b>Built</b>                  | : Unknown                                 |
| <b>Approx Sq Ft</b>     | : 2,605' (O.D.) (927 SF in 2 <sup>nd</sup> Level)   | <b>1<sup>st</sup> Bedroom</b> | : 11 x 19 ½' (2 <sup>nd</sup> Level)      |
| <b>Lot Size</b>         | : Approx. 239' along lake, 27' along road by 335' deep +/-.                                 | <b>2<sup>nd</sup> Bedroom</b> | : 11 ½ x 18'                              |
| <b>Taxes</b>            | : '06 \$6,751 (Non-Homestead) w/'07 SEV might be \$20,400 +/- Estimate only not guaranteed* | <b>3<sup>rd</sup> Bedroom</b> | : 11 x 17' (2 <sup>nd</sup> Level)        |
| <b>Tax ID#</b>          | : 14-130-180-007-00 (Silver Creek Twp.)<br>14-130-255-030-00 (Silver Creek Twp.)            | <b>4<sup>th</sup> Bedroom</b> | : 11 ½ x 12'                              |
| <b>Lake Size</b>        | : 500 Acres   | <b>5<sup>th</sup> Bedroom</b> | : 11 x 12 ½' (2 <sup>nd</sup> Level)      |
| <b>School District:</b> | Eau Claire  | <b>6<sup>th</sup> Bedroom</b> | : 10 ½ x 13' (2 <sup>nd</sup> Level)      |
| <b>Roof</b>             | : NEW '04 Shingles  | <b>Bath</b>                   | : Full Tub/Shower (2 <sup>nd</sup> Level) |
| <b>Elec Service</b>     | : 200 Amp   | <b>Bath</b>                   | : Full Shower (2 <sup>nd</sup> Level)     |
| <b>Construction</b>     | : Frame   | <b>Bath</b>                   | : Full Shower                             |
| <b>Heat</b>             | : Electric baseboard  | <b>Bath</b>                   | : Full Shower                             |
| <b>Possession</b>       | : At closing  | <b>Living Room</b>            | : 15 ½ x 24' Cathedral Ceiling            |
| <b>Water Heater</b>     | : (2) 38 & 50 Gal. electric   | <b>Kitchen</b>                | : 11 ½ x 12'                              |
| <b>Sewer</b>            | : Municipal   | <b>Dining/Family</b>          | : 17 ½ x 23 ¼'                            |
| <b>Beach:</b>           | Sandy   | <b>Decks (3)</b>              | : 15 x 30'; 12 x 35', 9½ x 23'; 6 x 11'   |
| <b>Street:</b>          | Private gravel  | <b>Fireplace</b>              | : Wood burning                            |
| <b>Siding:</b>          | Aluminum  | <b>Garage</b>                 | : 1 ½-Car detached 17 x 18'               |
| <b>Walls:</b>           | Cypress & Dry wall  |                               |   |
| <b>Bsmnt:</b>           | Crawl Space   |                               |   |
| <b>Water:</b>           | Well/pump   |                               |   |
| <b>Neighborhood:</b>    | Oak Grove   |                               |   |

**REMARKS:** Substantial furnishings included with new vintage cottage décor items & furniture (see list). Wooded family compound with privacy boasting the largest sand beach frontage on this lake. Panoramic views from the entire property. Attractive Pecky Cypress solid wood working & dry wall interior, oak, pine, & tile floors, many built ins, living, family, dining & kitchen all view the lake. Vintage cottage charm with all the modern upgrades including kitchen, dining, & family rooms, remodeled bathrooms throughout. Designer appointments, furniture, & décor items. Directions: M-62, N. on Brush Lake Rd., R. on Moody. \*Jerdon cannot guarantee tax estimate but does so to assist the buyer.



Lake views from all sides.



239' of waterfront! Very private.



Beautiful.



Wrap around deck.



Private drive to compound.



Sandy beach front & view from deck.



Old glory & Indian Lake.



Roadside (or back yard) area.



View from Family / Dining rooms.



Vintage cathedral ceiling living room with fireplace, Pecky Cypress wood working, built in cabinets, shelving, & new cottage décor furniture, window treatments, which are included. Many authentic antique Indian rugs, & the Indian bust too.



Kitchen w/snack bar, newer oak cabinets & modern amenities.



Family area next to dining all view the lake.



Newly appointed bedrooms. Above photos show 2 of 6 bedrooms.



All 4 Bathrooms are newly remodeled w/bright interiors & designer amenities.



Listing #H-3495, 54927 Moody Dr., Eau Claire, MI

## Home Highlights

- Timeless charm with this vintage cottage & compound that is available for the first time since the 1960s.
- 239' of sandy beach front; the largest property on Indian Lake. Over 335' deep. Wooded, private, & located on a dead end private road. You can not find a better location!
- Cottage was built originally with pine floors and Pecky Cypress solid wood tongue groove paneling, cabinets, staircase, & built ins. This family has expanded the cottage nicely keeping the vintage charm while making life easy with modern conveniences. NEW kitchen, dining, & family room areas. New bathrooms, oak floors, window treatments, roof, etc.
- Absolutely huge decks that provide at least 180 degree view, very panoramic, and site wraps around the 239' point.
- Living room offers cathedral beamed ceiling, many windows and one wall viewing the lake.
- Many antique authentic Indian rugs & Indian bust appoint the interior along with like new cottage décor furniture and appointments.
- Several of the bedrooms sets, duvets, & matching window treatments are included along with a long list of other furnishings & personal property.
- Large kitchen with snack bar views the lake along with family & dining areas.
- 4 Full bathrooms are all remodeled, bright, & provide plenty of access no matter how many guests you entertain.
- Ample windows, storage garage, wood burning fireplace, and plenty of room to expand.
- Enjoy this hand crafted charming lake cottage as this is truly a once in a life time offering!

### **It's Included List:**

6 Window air conditioners, grill, playground set, wood swing, 2 deck chairs, deck table, pier w/supports, range, refrigerator, ice maker, dish washer, 2 washers, 2 dryers, micro wave hood, dishes, glasses, 13 authentic Indian rugs, Indian bust, LIVING RM: red chair & ottoman, end table, table lamp, fireplace screen, grate & tools, floor lamp, section couch & ottoman, floor rug, pine chest, window treatments, 6 decorative pillows. DINING / FAMILY RM: corner wall cabinet, 2 plaid couches, coffee table, end table, 2 recliners, floor & table lamps, oak bench, dining table & 8 chairs, misc. chair, 3 bar stools, window treatments. MAIN FLOOR NORTHEAST BEDROOM: Wicker king bed w/springs/mattresses, 2 night stands, dresser & mirror, chair, hall tree, 2 table lamps, window treatments. MAIN FLOOR NORTHWEST BEDROOM: King bed w/springs & mattresses, window treatments, duvet, matching sheets, 6 decorative pillows, window treatments, matching floor & wall rug, rug rack, 2 night stands, dresser, mirror. floor & table lamps. UPSTAIRS NE BEDROOM (BOYS): bunk beds, twin bed w/springs & mattresses, dresser, night stand. UPSTAIRS NW BEDROOM (GIRLS): bunk beds, 2 twin beds all w/springs/mattresses, night stand. UPSTAIRS SE BEDROOM (LAKESIDE): Wicker queen bed w/springs & mattress, 2 night stands, wardrobe, chest, 2 rockers, bedding, window treatments. UPSTAIRS SW BEDROOM (Lakeside): Nothing included.