



Jerdon Real Estate, Inc.

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PRICE: \$159,900

LOCATION:

BANKSON LAKEFRONT

Address : 25480 CR 352, Lawton, MI 49065
Approx Sq Ft : 1,634 (O.D.)
Lot Size : 3+/- Acres: 235' along lake, 653 to 816' deep, 837' on road
Taxes : '07 \$2,022 (Homestead) w/'08 SEV might be \$3,311 OR \$5,039 +/- (Non-Homestead) *Estimate only not guaranteed
Tax ID# : 80-16-023-007-75 (Porter Twp.)
Lake Size : 217 Acres
School District: Lawton
Roof : Shingles
Elec Service : 100 Amp
Construction : Modular
Heat : HVAC Natural Gas
Possession : 30 Days after close
Water Heater : 30 Gal gas
Sewer : Septic type

Beach: Not sandy
Street: Public paved
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Full unfinished walkout
Water: 5" Well/sub pump

Built : 1995
1st Bedroom : 12 x 12'
2nd Bedroom : 9 ½ x 10'
3rd Bedroom : 9 x 9 ½'
Bath : Full Tub/Shower
Bath : Half
Bath : Full Under Construction
Living/Dining : 13 ½ x 26'
Kitchen : 9 ½ x 12 ½'
Family Room : 12 ½ x 26 ½'
Utility : 8 x 9'
Fireplace : Stone, wood-burning
Deck : 12 x 36'
Patio : 12 x 36'

REMARKS: Beautiful scenic area with wildlife & waterfowl. Included: Range, refrigerator, dishwasher, water softener, fireplace grate, screen. Directions: M-40, E. on Shaw Road (AKA CR 352), go approximately 3 miles, on left. *Jerdon cannot guarantee tax estimate but provides it to assist buyer.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)

