



Jerdon Real Estate, Inc.

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PRICE: \$199,900

LOCATION:

PIPESTONE LAKEFRONT

Address : 8696 Skibbe Drive, Benton Harbor, MI 49022
Approx Sq Ft : 1,272'
Lot Size : 90' on lake, 120' on road by 106/140' deep
Taxes : '08 Taxes \$1,997 (Non-Homestead); w/'09 SEV might be \$2,710+/- Estimate only not guaranteed*

Built : 1978
1st Bedroom : 11 x 13'
2nd Bedroom : 10 x 11 1/2'
3rd Bedroom : 9 x 13'
Bath : Full Tub/Shower
Bath : Half
Living Room : 11 1/2 x 22'
Kitchen : 11 1/2 x 12'
Dining : 9 1/2 x 11 1/2'
Utility : 6 1/2 x 8'
Deck : 8 x 12'
Sheds (2) : 12 x 16' Finished walls & ceiling; 9 x 10'

Tax ID# : 11-01-0026-0008-25-1 (Bainbridge Twp.)
Lake Size : 115 acres
School District: Watervliet
Roof : NEW '07 Shingles
Elec Service : 225 Amp
Construction : Modular
Heat : Baseboard Electric
Possession : At close
Water Heater : 52 Gal electric
Sewer : Septic type

Beach: Some sand
Street: Paved Private
Siding: Wood
Walls: Panel
Bsmnt: Crawl space
Water: Well/pump

REMARKS: This full-rec lake is located just West of Sister Lakes & offers undeveloped shores & the lowest boat traffic within Sister Lakes. Included: Range, refrigerator, washer, dryer, small TV, 1 queen bed & 3 twin beds all w/springs & mattresses, couch, loveseat, large matching chair, 4 lamps, 2 floor lamps, kitchen table & 6 chairs, 2 misc. tables, 2 dressers, 3 chests of drawers, 2 window air conditioners, all window treatments, pier w/pier supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: From M-140, E. on Napier towards Sister Lks., R. (S.) on Nichols, Right on Skibbe to property.

