



## Jerdon Real Estate, Inc.

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**PRICE: \$169,900**

### LOCATION:

### HUZZYS LAKEFRONT

**Address** : 27201 Hayne Road, Lawton, MI 49065  
**Approx Sq Ft** : 1,213 (O.D.)  
**Lot Size** : 81' on lake, 115' along road by 203/252' deep

**Taxes** : '09 Taxes \$2,405 (Non-Homestead); w/'10 SEV  
 might be \$4,268 +/- Estimate only not guaranteed\*

**Tax ID#** : 80-16-080-001-00

**Lake Size** : 80 Acres

**School District:** Lawton

**Roof** : Roll

**Elec Service** : 100 Amp

**Construction** : Frame

**Possession** : At close

**Heat** : Hot water baseboard (Oil)

**Water Heater** : 52 Gal electric

**Sewer** : Septic type

**Beach:** Sandy

**Street:** Private gravel

**Siding:** Alum/Block/Wood

**Walls:** Panel

**Bsmnt:** 30%; Unfinished

**Water:** Well/pump

**Built** : Unknown

**1<sup>st</sup> Bedroom** : 13 x 15 1/2'

**2<sup>nd</sup> Bedroom** : 9 1/2 x 12 1/2'

**3<sup>rd</sup> Bedroom** : 7 1/2 x 9'

**Bath** : Full Tub/Shower

**Bath** : Full Shower

**Living Room** : 19 x 20'

**Kitchen/Dine** : 9 x 10'

**Fireplace** : Stone, w/insert

**Deck** : 14 x 32'

**Shed** : 8 x 12'

**Beach WetBar:** 12 x 15'

**Neighborhood:** Dogwood Heights

**REMARKS:** Lakeside wet bar, hot tub, decks, all make for a great cottage. Heavily wooded, scenic, quiet area. Directions: M-40, E on CR 352, L (N) on CR 652, L (W) on Hayne, property on left. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: Range, refrigerator, din. Table & 4 chairs, 2 couches, upholstered chair, 2 coffee tables, wood burning insert, TV, VCR, entertainment center (not speakers), 3 floor lamps, 5 table lamps, 3 double beds all w/springs & mattresses, 4 lamp tables, chest of drawers, dresser, mounted deer head, free standing kitchen cub bard, 2 small ovens, deck table w/4 matching chairs, wet bar, micro wave oven, washer, dryer, all window treatments, hot tub w/cover, pier w/supports.