



Jerdon Real Estate, Inc.

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PRICE: \$349,900.

LOCATION:

COREY LAKEFRONT

Address : 10200 Sycamore Beach Dr, Three Rivers MI 49093
Approx Sq Ft : 1,682' (O.D.)(841 SF on each level)
Lot Size : 45' on Lake, 50' on road by 154' deep.

Taxes : '10 \$2,927 (Non-Homestead) w/'11 SEV might be \$7,323+/- estimate only not guaranteed*

Tax ID# : 75-004-480-006-00 (Fabius Twp)

Lake Size : 630 Acres

School District: Three Rivers

Roof : Shingles

Elec Service : 200 amp

Construction : Frame

Heat : HVAC natural gas

Possession : At close

Water Heater : 40 gal elec.

Sewer : Septic type

Built : Unknown
1st Bedroom : 28 x 28' (2nd Level)

Bath : Full shower

Kit/Liv/Din : 18 ½ x 28'

Family Room : 8 x 28'

Garage : 1-Car detached 16 x 22'

Beach: Sandy

Street: Private paved

Siding: Vinyl

Walls: Dry wall

Bsmnt: None, slab

Water: Well/jet pump

REMARKS: Possible to make two bedrooms out of the one large one. **INCLUDED:** range, ref., 4 couches, love seat, queen & 3 twin beds all w/springs/mattresses, 2 chest of drawers, misc. table, rocking chair, 2 upholstered, TV & stand, table lamp, Din table & 6 chairs, hutch, floor lamp, pier w/supports, lamp table, 4 matching arm chairs, wood top table, swing set, gas grill, & all window treatments. DIRECTIONS: From M-60, N. on Corey Lk Rd, Ron Sycamore. *Jerdon cannot guarantee tax estimate but does so to assist the buyer.

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