



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$189,900.

LOCATION:

BARRON LAKEFRONT

Address : 1304 Barron Lake Road, Niles, MI 49120
Approx Sq Ft : 956' (O.D.)
Lot Size : 56½' along lake, 50' on road by 171/192' deep.
Taxes : 2011 \$2,371 (Non-Homestead) w/12 SEV might be \$4,105 +/- (plus other see below**) estimate only Not guaranteed*
Tax ID# : 14-020-110-001-00 (Howard Twp)
Lake Size : 201 Acres
School District: Niles
Roof : NEW 2004
Elec Service : 100 amp
Construction : Frame
Heat : Natural gas heater
Possession : At close
Water Heater : NEW 2010 40 gal elec
Sewer : Municipal, buyer assumes remainder***

Built : Unknown
1st Bedroom : 8½ x 13'
2nd Bedroom : 8 x 10½'
Bath : Full tub/shower
Liv/Dining : 11 x 19'
Kitchen : 11 x 14'
Porch : Enclosed 10 x 19'
Garage : 1-Car detached 15½ x 30'
 Walkout basement under
 Garage finished additional
 Area.
Deck : 8 x 15' **Patio:** 8 x 15'

Beach: Very sandy
Street: Public paved
Siding: Wood
Walls: Panel
Bsmnt: Crawl space
Water: NEW '00; 5" sub/pump

REMARKS: INCLUDED: range, ref., micro wave, washer, dryer, dishwasher, din table w/6 chairs, hutch, secretary, 2 chest of drawers, 2 TV sets, TV stand, 2 sleeper sofas, 2 end tables, 6 table lamps, floor lamp, 2 double beds w/springs/mattresses, 2 night stands, dresser, 2 folding cots, iron bench, dishes, pots, pans, serviceware, window treatments, pier w/supports, patio table, paddle boat, 10 lawn chairs, 2 chase lounges, 2 folding tables. **Another \$582.40 appeared on 2011 tax bill for sewer about \$275*** left on principle owed for 2012; another \$37.56 appeared for drain; *Jerdon cannot guarantee tax estimate but provides 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)