



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$329,900. NOW \$299,900

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 : 2013 \$2,968 (Non-Homestead) w/'14 SEV might be \$7,056+/- 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 chairs, 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.