



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$298,500.

LOCATION:

SHAVEHEAD LAKEFRONT

Address	: 65703 North Drive, Cassopolis MI 49031	Built	: Unknown
Approx Sq Ft	: 1,689'(O.D.)(493 SF on 2 nd Level)	1st Bedroom	: 11½ x 11½
Lot Size	: (2) Lots totaling approx. 98' along lake, 133' on road By 237/241' deep.	2nd Bedroom	: 6 ½ x 10½
Taxes	: 2014 \$4,169 (Homestead) w/2015 SEV might be \$4,128 OR \$6,778+/- Non-Homestead; not guaranteed estimate only*	3rd Bedroom	: 11½ x 19½ (2 nd Level)
Tax ID#	: 14-120-065-009-01 (Porter Twp)	4th Bedroom	: 11½ x 17 (2 nd Level)
Lake Size	: 289 Acres	Bath	: Full Tub/shower
School District:	Constantine	Bath	: Full Shower (2 nd Level)
Roof	: NEW 2012	Living Room	: 11½ x 15'
Elec Service	: 100 Amp	Kit/Dining	: 16 x 18'
Construction	: Frame	Family area	: 9½ x 17½'
Heat	: CFA propane/elec base*	Utility	: 6 x 7½'
Possession	: At closing	Deck & Patio	: 8 x 24 & 16 x 50
Water Heater	: 50 gal elec	Fireplace	: (2) Stone, separate wood burner
Sewer	: Municipal,	Garage	: 1-Car detached 16½ x 19'
REMARKS:	INCLUDED: range, ref., washer, dryer, micro wave, 2 wood burners, 2 picnic tables, 2 single, bunk set, & double beds all w/springs & mattresses, 2 piers with supports, swim raft, 2 patio chairs, glider, chest of drawers, some misc hand tools, all window treatments, water softener, storage shed, & couch. DIRECTIONS: Union Rd, East on Center, L. at Lake to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *No heat runs to 2 nd level.	Room over	: 15 x 17', elec & cook stove
		Garage	:
		Shed	: 8 x 10'

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