



Jerdon Real Estate, Inc.

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PRICE: \$259,900.

LOCATION:

SHAVEHEAD LAKE CHANNELFRONT

Address : 66028 Emma Lane, Vandalia MI 49095
Approx Sq Ft : 2,573(O.D.)(Includes 1,195 finished walkout)
Lot Size : 50' on water, 49' on road by 176/179' deep.
Taxes : 2016 \$1,460 (Homestead) w/2017 SEV might be \$1,525+/- OR \$2,487 Non-Homestead estimate only not guaranteed*
Tax ID# : 14-120-135-004-00 (Porter Twp)
Lake Size : 289 Acres
School District: Constantine
Roof : Shingles N½ New'15
Elec Service : 200 amp
Construction : Manufactured home
Heat : HVAC propane gas
Possession : At closing
Water Heater : 40 gal elec
Sewer : Municipal, assessment paid in full.

Beach: No sand
Street: Private gravel
Siding: Vinyl
Walls: Dry wall
Bsmnt: Full Walkout
Water: 5" well/sub pump

Built : 2003
1st Bedroom : Master 13 x 16½
2nd Bedroom : 11½ x 12 (Lower level)
3rd Bedroom : 8½ x 15½ (Lower level)
Bath : Master Full Tub/shower
Bath : Full Tub/shower
Bath : Full Tub/shower (Lower Level)
Kit/Liv/Din : 20 x 26' (Vaulted)
Den/Entry : 10 x 12½
Kit/Rec Room : 20 x 25½ (Lower Level)
Utility Room : 5 ½ x 9'
(2) Porches : 8 x 26 each
Garage : 3-car attached 26 x 32
Fireplace : Gas log direct vent (Lower level)
Shed : 8 x 10'

REMARKS: Has high ceiling basement, laundry tub, laundry room, hardwood & tile floors, vaulted ceilings, walk-in closets, has Comcast or high speed fiber optic internet service through Midwest Co-op, in-ground propane tank included. INCLUDED: 2 ranges, 2 refs., 2 micro wave ovens, 2 dishwashers, freezer, water softener, all window treatments, pier w/supports, shed, washer, dryer, buried propane tank. Included: . *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)