



Jerdon Real Estate, Inc.

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PRICE: \$217,900.

LOCATION:

LAKE OF THE WOODS CHANNELFRONT

Address : 46025 CR 352, Decatur MI 49045
Approx Sq Ft : 1,128 (O.D.)(2nd Level 264 SF)
Lot Size : 60' on channel, 85' on road by 200'+/- deep. Plus
 A 500' walking path along the channel.
Taxes : 2017 \$3,864 (Non-Homestead) w/2017 SEV might
 be \$4,847 +/- estimate only not guaranteed*
Tax ID# : 80-10-065-001-00
Lake Size : 265 Acres
School District: Decatur
Roof : Shingles (2010)
Elec Service : 100 amp
Construction : Frame
Heat : HVAC nat gas
Possession : At closing
Water Heater : 30 gal electric
Sewer : Septic type

Beach: Channel
Street: Paved public
Siding: Vinyl
Walls: Knotty pine
Bsmnt: 4' concrete crawl
Water: 4" sub well/pump

Approx. Built : 1990+/-
1st Bedroom : 9 x 11
2nd Bedroom : 9 x 11
3rd Bedroom : 12 x 13' (2nd Level)
Bath : Full tub/shower
Bath : Full Shower (2nd Level)
Great Room : 14 x 23'
Kitchen : 9 x 11
Deck : 12 x 28'
Fireplace : Stone, wood burning
Garage : 1-Car detached 14 x 24'

REMARKS: Included: range, ref., micro wave, double bed w/springs/mattresses, couch, coffee table, fireplace grate, all window treatments, pier. Water softener is not owned but rental. *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)