



## Jerdon Real Estate, Inc.

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**PRICE: \$129,900**

### LOCATION:

### SHAVEHEAD LAKE ACCESS

<b>Address</b>	: 65723 W. Peninsula, Cassopolis, MI 49031	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 945' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 9 ½ x 11'
<b>Lot Size</b>	: 50' on road by 143/151' deep	<b>2<sup>nd</sup> Bedroom</b>	: 9 ½ x 10'
<b>Taxes</b>	: '06 \$1,388 (+ sewer)* (Non-Homestead) w/'07 SEV might be \$1,393 +/- Estimate only not guaranteed**	<b>Bath</b>	: Full Tub/Shower
<b>Tax ID#</b>	: 14-120-055-017-00 (Porter Twp.)	<b>Living Room</b>	: 16 ½ x 18'
<b>Lake Size</b>	: 289 Acres	<b>Kitchen/Dine</b>	: 9 ½ x 14'
<b>School District:</b>	Constantine	<b>Deck</b>	: 7 x 21'
<b>Roof</b>	: Shingles	<b>Shed</b>	: 8 x 8'
<b>Elec Service</b>	: 100 Amp	<b>Street:</b>	Paved public
<b>Construction</b>	: Frame	<b>Siding:</b>	Vinyl
<b>Heat</b>	: CFA Electric Furnace	<b>Walls:</b>	Panel/Dry Wall
<b>Possession</b>	: At closing	<b>Bsmnt:</b>	45%; Bal Crawl Spc
<b>Water Heater</b>	: 30 Gal electric	<b>Water:</b>	Well/pump (1999)
<b>Sewer</b>	: Municipal (See below)*		

**REMARKS:** Access to the lake is by way of east and west "Harmon Parks." Included: Range, refrigerator, free standing wood burner, all window treatments. \*Remaining special sewer assessment principle of \$7,439 until paid in full. Another \$880 collected on tax bill until paid for annual interest/principle payment over 20 year bond. \*\*Jerdon cannot guarantee tax estimate but does so to assist the buyer. Directions: From Union, E. on Peninsula, R. on W. Peninsula to property.

