



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$489,500 NOW \$469,500.

LOCATION: INDIAN LAKEFRONT (COTTAGE & APARTMENT)

Address	: 55913 Inn D Inn Drive, Eau Claire, MI 49111	Built	: Unknown, Remodel 2006/07
Approx Sq Ft	: Cottage 1,160 (O.D.); Apartment 816 (O.D.)	1st Bedroom	: 9 x 13'
Lot Size	: 40' on Lake and road by 322' deep (includes private road area)	2nd Bedroom	: 9½ x 10'
Taxes	: '07 \$4,443 (Non-Homestead) '08 will reflect remaining improvements since 12/31/06* available March '08.	3rd Bedroom	: 9 x 11' (Apt)
Tax ID#	: 14-130-031-041-00 (Silver Creek Twp.)	4th Bedroom	: 9 x 10½' (Apt)
Lake Size	: 500 Acres	Bath	: Full Tub/Shower
School District:	Dowagiac	Bath	: Full Tub/Shower (Apt)
Roof	: NEW '06 Shingles	Living/Dining	: 13½ x 20'
Elec Service	: NEW '06 (2) 100 Amp	Living Room	: 11 x 17½' (Apt)
Construction	: Frame; Apt Block	Kitchen	: 11 x 13½'
Heat	: NEW '06 (2) HVAC and CFA Propane gas	Kitchen/Dining	: 9½ x 13' (Apt)
Possession	: At closing	Porch	: 7½ x 24' Enclosed
Water Heater	: NEW '07 (2) 50 Gal elec	Storage Room:	: 9½ x 15½' (Finished)
Sewer	: Municipal sewer, assessment paid	Decks (3)	: 10 x 24'; 4½ x 12'; 16x18'
		Patio	: 10½ x 10½'
		Garage	: 2-Car Attached 17½ x 22½'
		Neighborhood:	Inn D Inn Drive

REMARKS: All new remodel in last year. Ideal set up for having guests in apartment, large family, or rental income. Included: All NEW Appliances & Furniture: Whirlpool: (2) Refrigerators, (2) ranges, (2) dishwashers, (2) microwave hoods, washer & dryer; dining table & chairs, 2 bar stools, queen, twin & bunk beds w/springs & mattresses, all Nautica bedding, 2 chests of drawers, night stand, 2 table lamps, 2 misc. chairs, 2 rockers, loveseat, floral chair, game table, dishes, all bath accessories, all décor items, all wall hangings, fire pit, 2 kitchen cabinets, barrel, pier. *Jerdon cannot guarantee tax estimate but does so to assist buyer. Contact assessor for final '08 assessment. Directions: M-62, N. on Forest Beach, R. on Inn D Inn. Seller is real estate broker.
(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)



Inn-D-Inn Cottage (Lakefront)



View from Loft Apartment upper Deck.



Cottage kitchen (All NEW).



Dining/Living area.



Lakeside enclosed screen porch.



Your bedroom.



Kids quarters.



Lakeside deck.



Sandy beach, boardwalk deck, & pier.



Inn-D-Inn Loft Apartment



Plenty of parking.



View from upper deck.



Nice laundry & storage area.



Another NEW kitchen.



Back side patio / courtyard.