



Jerdon Real Estate, Inc.

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PRICE: Was \$129,900 NOW \$114,900.

LOCATION :

INDIAN LAKE ACCESS

Address : 33733 Ann Road, Eau Claire, MI 49111	Built : 1992
Apprx Sq Ft : 1,361'(O.D.)	1st Bedroom : 12 x 12 ½'
Lot Size : 100' on road by 84' deep.	2nd Bedroom : 11 x 12 ½'
Taxes : '07 \$1,918.64(Non-Homestead) w/07' SEV might be \$2,038+/--estimate only *	3rd Bedroom : 10 x 12 ½'
Tax ID# : 14-130-370-025-00(Silver Creek Twp)	Bath : Full tub/shower
Lake Size : 500 acres	Bath : Full shower
School District : Dowagiac	Kitchen : 8 ½ x 14'
Roof : Shingles	Living Rm : 12 ½ x 18 ½'
Elec. Service : 200 amp	Dining area : 9 x 14'
Construction : Modular	Utility : 7 x 12'
Heat : HVAF electric w/central AC	Garage : 2-Car attached 24 x 24'
Possession : At closing	Shed : 8 x 12'
Wtr Heater : 30 gallon electric	
Sewer : Municipal, small assessment remains**	
Beach : Not sandy	Neighborhood : Love Estates
Street : Public paved	
Siding : Vinyl	
Walls : Dry Wall	
Bsmnt : Concrete crawl	

REMARKS: Just a few feet away from private lakefront park offering over 200' of frontage. About \$75 annual for park fee. Included: range, 2 refrigerators, washer, dryer, 3 piece sofa, TV set, VCR, DVD, entertainment center, tall stand, micro wave, water softener, 2 bar stools, dining table & 4 chairs, all window treatments, storage shed, pier w/supports. Directions: M-62, N. on Brush Lk Rd, R. on School St., R. on Love Ln, R. on Lagoon, L. on Park, R. on Ann. *Jerdon cannot guarantee tax estimate but provides it to assist the buyer rather than just quoting current taxes. **\$150+/- left on sewer assessment.

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



Private lakefront park w/about 250' +/- on lake.