



Jerdon Real Estate, Inc.

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PRICE: Was \$154,900 NOW \$132,500.

LOCATION:

LITTLE FISH LAKEFRONT

Address : 17580 South Street, Vandalia, MI 49095
Approx Sq Ft : 630 (150 SF in Loft)
Lot Size : 1 ½ Lots; 75' on lake & road by 113/126' deep
Taxes : '08 Taxes \$2,189 (Non-Homestead); w/'09 SEV might be \$4,415+/- *Estimate only not guaranteed

Built : Unknown
1st Bedroom : 7 ½ x 20' (Loft)
Bath : Full Shower
Living/Dining : 11 ½ x 23'
Kitchen : 7 ½ x 10'
Deck : 10 x 31' + 8 x 20'
(2) Sheds : 8 ½ x 12'; 4 x 8'

Tax ID# : 14-100-120-008-00 (Penn Twp)
Lake Size : 139 Acres
School District: Marcellus
Roof : Roll
Elec Service : 200 Amp
Construction : Frame
Heat : Electric Wall furnace
Possession : At closing
Water Heater : 20 Gal electric
Sewer : Septic type

Beach: Sand
Street: Public gravel
Siding: Aluminum
Walls: Pine
Bsmnt: Crawl space
Water: Well/jet pump

Neighborhood: Akerly Acres

REMARKS: Directions: Dutch Settlement E of Dowagiac, N. on East Street, L on South Street to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Included: Range, ref., micro wave oven, kit cart, barrel dining & end tables w/4 chairs, 2 futons w/mattresses, swag lamp, fishing rod holder, recliner, 2 birch beds w/springs & mattresses, chest of drawers, night stand, 2 wall and 2 table lamps, dryer, all window treatments, gas grill, camper, pier w/supports/floats, deck table w/umbrella & 6 chairs, deck swing/lounger, paddle boat, vinyl storage unit, wheel barrow, Row boat w/trailer, Aqua Patio Pontoon boat w/ 9.9 HP Johnson outboard, Troy Built lawn mower, window AC unit, 4 HP Mercury outboard.

