



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$625,000**

### LOCATION:

### DONNELL LAKEFRONT

<b>Address</b>	: 17187 Lakeview Drive, Vandalia, MI 49095	<b>Built</b>	: 1950s
<b>Approx Sq Ft</b>	: 1,320 (O.D.) Includes 390' Finished walkout	<b>1<sup>st</sup> Bedroom</b>	: 10 x 11 ½'
<b>Lot Size</b>	: (3) Lakefront lots 150' on lake & road by 200/214' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 10 x 11 ½'
<b>Taxes</b>	: '09 Taxes \$4,644 (Non-Homestead); w/'10 SEV might be \$6,485 (H) OR \$11,615 (NH) +/- Estimate only not guaranteed*	<b>Sleeping Area</b>	: 10 x 11'
<b>Tax ID#</b>	: 14-100-360-005-00 14-100-360-007-00 (Penn Twp.)	<b>Bath</b>	: Full Tub/Shower
<b>Lake Size</b>	: 246 Acres	<b>Bath</b>	: Full Shower (Lower Level)
<b>School District:</b>	Cassopolis	<b>Living Room</b>	: 15 x 18'
<b>Roof</b>	: Shingles	<b>Kitchen</b>	: 9 ½ x 12'
<b>Elec Service</b>	: 100 Amp	<b>Family Room</b>	: 15 x 17' (Lower Level)
<b>Construction</b>	: Frame	<b>Fireplace</b>	: Brick Wood-burning
<b>Heat</b>	: Electric baseboard	<b>Porch</b>	: 9 ½ x 12' (Enclosed, side)
<b>Possession</b>	: At close	<b>Deck</b>	: 10 x 30;
<b>Water Heater</b>	: 40 Gal electric	<b>Patio</b>	: 10 x 30'
<b>Sewer</b>	: Municipal**	<b>Garage</b>	: 2-Car Detached 24 x 32'

**REMARKS:** Included: Range, 2 refrigerators, washer, dryer, deep freeze, trash comp....., 1977 Club car golf cart, dehumidifier, window air conditioner, 2 couches, love seat, dining table & 6 chairs, 2 TV sets with stands, VCR, fireplace grate, screen & accessories, 2 bunk beds, 3 single beds all w/springs & mattresses, 2 easy chairs, futon, all window treatments, 4 picnic tables, pier w/supports, canoe, aluminum fishing boat, 22; pontoon boat w/40 HP Johnson outboard motor. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*\*Buyer assumes remaining sewer assessment of \$2,522 +/- until paid. Another \$597 for sewer principle/interest appeared on tax bill. Monthly sewer utility bill of \$30.