



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: Was \$536,000. NOW \$475,000.**

### LOCATION:

### INDIAN LAKEFRONT (Home & Apartment)

**Address** : 55605 Indian Trail, Eau Claire, MI 49111  
**Approx Sq Ft** : 1,896' (O.D.)(Home)  
**Lot Size** : 43.5' on lake, 92.5' across back by 220' deep.  
**Taxes** : 2012 \$6,080 (Non-Homestead) 2/3013 SEV might  
 Be \$6,560+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-149-029-00 (Silver Creek Twp)  
**Lake Size** : 500 acres  
**School District:** Dowagiac      **Beach:** Some sand next to shore  
**Roof** : Shingles      **Street:** paved private  
**Elec Service** : 200 amp      **Siding:** Vinyl  
**Construction** : Frame      **Walls:** Dry wall/panel  
**Heat** : HVAC propane gas      **Bsmnt:** crawl space  
**Possession** : At close      **Water:** Well & Pump  
**Water Heater** : 40 gal gas  
**Sewer** : Municipal,  
**GARAGE** : 2-Car detached 24 x 30' + 1-Car 10½ x 27'  
**Shed** : 12 x 12'

**Built** : 1956 +/-  
**1<sup>st</sup> Bedroom** : 11 x 11½'  
**2<sup>nd</sup> Bedroom** : 9½ x 15½'  
**3<sup>rd</sup> Bedroom** : 10 x 11½'  
**4<sup>th</sup> Bedroom** : 7 ½ x 15½'  
**5<sup>th</sup> Bedroom** : 13 x 13'  
**Bath** : Full tub/shower  
**Bath** : Full shower  
**Bath** : Full shower  
**Kit/Dining** : 15 ½ x 23 ½'  
**Living Rm** : 15 ½ x 23'  
**Enclosed Porch** : Screened 14½ x 15½'  
**Fireplace** : Limestone, wood burning  
**Patio** : 14½ x 25'

**APARTMENT** (Above Garage): 720' SF; 60  
 amp; CFA gas heat; (2) Bedrms: 9½x11' 10½  
 x11 Bath: Full Tub/shower; Kit/Din: 10 x 12' Liv  
 Rm: 10½x14;

**REMARKS: IDEAL for large family or 2-family. Home extensively remodeled.** \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Included w/Home:** Range, ref., micro wave, dishwasher, kit trash can, water cooler, 2 bar stools, din table w/6 chairs, couch, sleeper sofa, recliner, 2 end & coffee tables, TV & stand, 3 patio tables & all chairs, 5 table lamps, stack washer-dryer, water softener, matching full bed, night stand, & 2 dressers, 4 full & 2 twin beds, chest of drawers, dresser w/mirror, matching chest of drawers w/mirror & wardrobe, pier w/supports, all window treatments.  
**w/APT:** gas gill, Coleman fire pit, wheeled cart, water softener (not connected), washer, dryer, din table w/4 chairs, range, ref., TV, 2 end tables, 2 sets of bunk beds & 2 day beds, dresser. All beds include the springs & mattresses.  
**DIRECTIONS:** M-62, N. on Brush Lk Rd, R. on Indian Tr, take 1<sup>st</sup> L to end.

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