



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$339,900 NOW \$239,900.

LOCATION:

BARRON LAKEFRONT

Address : 1145 Shady Shores, Niles, MI 49120

Approx Sq Ft : 1,176 (O.D.)

Lot Size : 90' on lake & road by 147/149' deep

Taxes : '08 Taxes \$2,815 (Non-Homestead); w/'09 SEV might be \$5,349+/- Estimate only not guaranteed* (plus sewer assessment see below*).

Tax ID# : 14-020-190-019-05 (Howard Twp.)

Lake Size : 207 Acres

School District: Niles

Roof : Shingles

Elec Service : 200 Amp

Construction : Frame

Heat : HVAC Natural gas

Possession : At close

Water Heater : 30 Gal gas

Beach: Very Sandy

Street: Paved public

Siding: Vinyl

Walls: Dry wall

Bsmnt: Crawl space

Water: 5" Well/sub pump

Sewer: Municipal sewer

Built : Unknown

1st Bedroom : 10 x 14½'

2nd Bedroom : 11 x 12'

Bath : Full Tub/shower

Bath : Full Shower

Great Room : Liv/Kit/Din 22½ x 23½'

Deck : 12 x 30'

Fireplace : Wood burning

Neighborhood: Shady Shores

REMARKS: Bright interior, vaulted ceilings, lakeside Gazebo, level yard, "walk-in" coniditon, modern kitchen, many upgrades. Included: Range, ref., washer, dryer, all window treatmnts, 3 TVs, 2 couches, 5 misc. chairs, din. tbl & 4 matching chairs, 2 coffee tbls, 2 end tbls, brass floor lamp, coffee maker, china cabinet, 2 queen beds w/headbrds/springs/mattresses, 1 nght stand, dresser, 2 chests of drawers, 2 upright storage units that match the included buffet, oak wardrobe, vacuum, 2 deck chairs, 2 wood lawn chairs, 8 plastic chairs, 1 gas grill, 1 raft, roll-in pier, fishing boat, 3 misc. outdoor tbls, outdoor wood-burner. *Tax bill has another \$335 for sewer w/4 yrs. remaining. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: Barron Lk Rd, West on Lakeshore, R. on Shady Shores.

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