

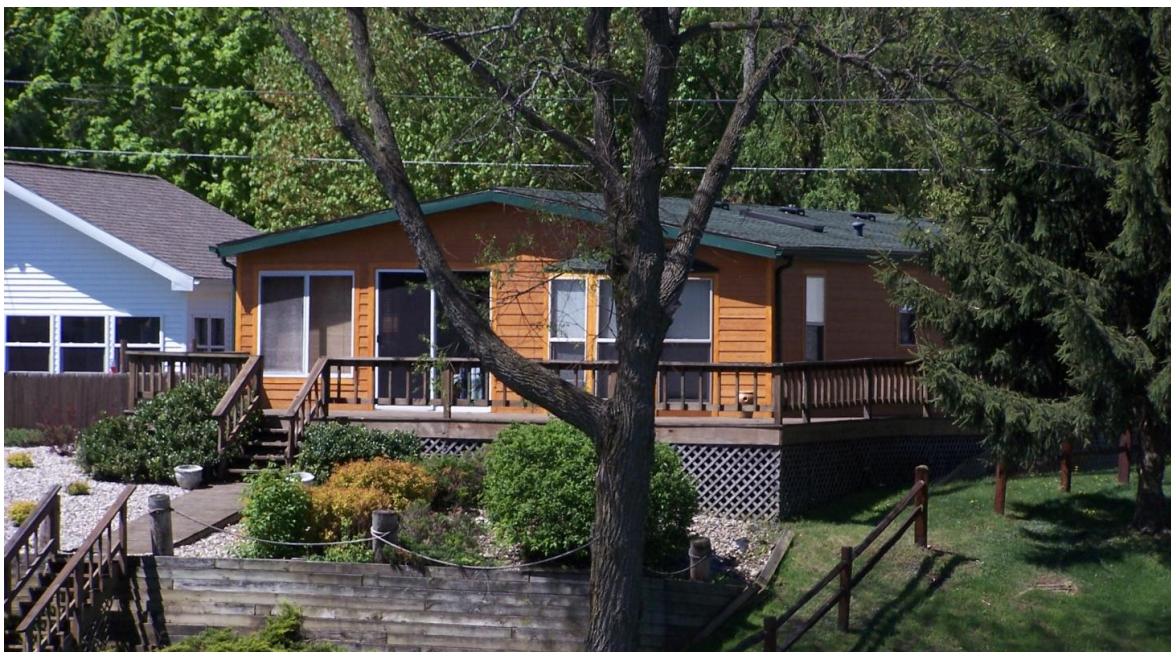


## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$219,000**

### LOCATION:

### INDIAN LAKE CHANNELFRONT

**Address** : 54593 Park Lane, Eau Claire, MI 49111  
**Approx Sq Ft** : 1,418'  
**Lot Size** : 50' on water & road, by 158/173' deep

**Taxes** : '09 Taxes \$1720 (Non-Homestead); w/'10 SEV might be \$2,975+/- Estimate only not guaranteed\*

**Tax ID#** : 14-130-335-014-00 (Silver Creek Twp.)

**Lake Size** : 500 Acres

**School District:** Dowagiac

**Roof** : NEW '05 Shingles

**Elec Service** : 200 Amp

**Construction** : Manufactured

**Heat** : HVAC Electric

**Possession** : At close

**Water Heater** : 30 Gal electric

**Sewer** : Municipal

**Beach:** No sand

**Street:** Public paved

**Siding:** NEW'05 Cement brd

**Walls:** Dry wall

**Bsmnt:** Crawl Space

**Water:** Well/jet pump

**Built** : 1988 +/-

**1<sup>st</sup> Bedroom** : 12 ½ x 17' Master

**2<sup>nd</sup> Bedroom** : 9 ½ x 10 ½'

**3<sup>rd</sup> Bedroom** : 7 x 9'

**Bath** : Full Master 8 x 9 ½'  
Whirlpool tub & separate shower

**Bath** : Full Shower

**Living Room** : 16 x 17 ½'

**Kitchen** : 9 ½ x 11'

**Dining Area** : 10 ½ x 12 ½'

**Utility** : 7 x 9 ½'

**(3) Decks** : 5 x 52'; 5 x 50'; 12 x 32'

**Porch** : 5 ½ x 12' Enclosed

**Garage** : 2-Car attached 26 x 28'

**Neighborhood:** Love Estates

**REMARKS:** NEW '05 roof, gutters, Tyvek house wrap, & CertainTeed cement board siding. Partial view of lake, vaulted ceilings & sky-lights. Spacious Master bedroom & bath. Waterfront decks. Use the lake's sand bars for swimming. Directions: M-62, N. on Brush Lake Road. R. on School Street, R. on Love, R. on Lagoon, L. on Park Lane. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: washer, dryer, range, ref., micro wave oven, dishwasher, din table w/6 chairs, matching couch, love seat, chair, & 2 end tables, corner oak entertainment center, oak book shelf, floor lamp, 2 bath shelving units, 2 twin & day beds w/trundle beds w/springs & mattresses, armoire, night stand, all window treatments, lawn & snow blowers, leaf blower, garage door remote.



