



Jerdon Real Estate, Inc.

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PRICE: \$139,900.

LOCATION:

LITTLE FISH LAKEFRONT

Address : 17111 Stevens Forest Lake Rd., Cassopolis MI 49031
Approx Sq Ft : 1,140 (O.D.)(Includes 420 SF in walkout)
Lot Size : 50' on lake, 57' on road by 155' deep. +/-

Taxes : 2011 \$1,282.50 (Non-Homestead) w/2012 SEV
 might be \$3,193 +/- estimate only not guaranteed*

Tax ID# : 14-140-550-012-00 (Volina Twp)

Lake Size : 139 Acres (all-sport)

School District: Marcellus

Roof : Shingles

Elec Service : 60 to 100 amps**

Construction : Frame

Heat : None

Possession : At close

Water Heater : 50 gal elec

Sewer : Septic type

Beach: Sandy

Street: Public paved

Siding: Alum

Walls: Dry wall

Bsmnt: Walkout

Water: Spike well/jet pump

Built : 1964 +/- (1-owner)

1st Bedroom : 9 x 10'

2nd Bedroom : 9 x 9 1/2'

3rd Bedroom : 8 x 9 1/2'

Bath : Full Shower

Bath : Half (Walkout)

Living Room : 13 1/2 x 20'

Kitchen/Din : 12 x 12 1/2' (Walkout)

Family Rm : 12 x 14' (Walkout)

Fireplace : Brick, wood burning (walkout)

Patio : 10 x 30' (Walkout)

REMARKS: Here's a one-owner cottage with sandy beach and picture perfect lake view. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: Dutch Settlement Rd, East of Dowagiac, N. on White Temple or Lawrence, L. on Stevens Forest to property. Most all personal property remaining on site on the day of closing is included excluding tools, if any. **Has 2 elec panels & difficult to determine amp capacity.

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