



## Jerdon Real Estate, Inc.

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**PRICE: \$819,900.**

### LOCATION:

### INDIAN LAKEFRONT

<b>Address</b>	: 33519 Tice Avenue, Eau Claire MI 49111	<b>Built</b>	: 2008
<b>Approx Sq Ft</b>	: 2,160(O.D.)(1.042 SF on 2 <sup>nd</sup> Level)	<b>1<sup>st</sup> Bedroom</b>	: Master 13 x 15' (2 <sup>nd</sup> Level)
<b>Lot Size</b>	: 70.57' on lake, 55.5' on road by 80/88' deep. Back Lot: 69' on Tice by 112/117' deep, 49.5' across back	<b>2<sup>nd</sup> Bedroom</b>	: 9 ½ x 14' (2 <sup>nd</sup> Level)
<b>Taxes</b>	: 2013 \$5,716 (Homestead) w/2014 SEV might be \$5,886 OR \$10,368 Non-Homestead +/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 9 ½ x 13' (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 14-130-405-001-00 & 14-130-405-001-10	<b>Bath</b>	: Full Master Whirlpool tub/shower
<b>Lake Size</b>	: 500 Acres (Silver Creek Twp)	<b>Bath</b>	: Full Shower (2 <sup>nd</sup> Level)
<b>School District:</b>	Dowagiac	<b>Bath</b>	: Half
<b>Roof</b>	: 30 Yr shingles	<b>Living Room</b>	: 15 ½ x 19'
<b>Elec Service</b>	: 200 amp	<b>Kitchen</b>	: 9 ½ x 12 ½'
<b>Construction</b>	: Frame	<b>Dining area</b>	: 11 x 13' (w/wet bar)
<b>Heat</b>	: HVAC heat pump& gas	<b>Den/4<sup>th</sup>BedRm</b>	: 11 x 13 ½'
<b>Possession</b>	: space	<b>Family Rm</b>	: 11 ½ x 15 ½' (2 <sup>nd</sup> Level)
<b>Water Heater</b>	: 45 Days after close	<b>Utility</b>	: 6 x 9 ½'
<b>Sewer</b>	: (2) 40 gal elec	<b>(2) Decks</b>	: 18 x 20, 5½ x 16'
		<b>Garages</b>	: 2-Car attached 20 x 20' 3-Car detached 28 x 38'
		<b>Neighborhood:</b>	Tice Beach

**REMARKS: SEE THE 'HOME HIGHLIGHTS' PAGE FOR DETAILS ON THIS CUSTOM BUILT HOME.** Includes solid light oak floors, granite countertops, wet bar, vaulted ceilings, & large Andersen windows. Annual HOA fee of \$350+/- INCLUDED: water softener, generator, all window treatments, range, ref., bar ref., dishwasher, micro wave, garage door openers, pier w/supports. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.