



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$990,000

LOCATION:

INDIAN LAKEFRONT

Address	: 55173 Indian Trail, Eau Claire, MI 49111	Built	: Unknown
Approx Sq Ft	: 1,875'	1st Bedroom	: 12 x 16'
Lot Size	: (3) Lots Totaling 120' on lake & road by 110/100' deep. Has 1/6 th Common ownership in 4-acre parcel directly across street.	2nd Bedroom	: 11 x 11 1/2'
Taxes	: '07 Taxes \$7,854 (Non-Homestead) w/'08 SEV might be \$11,500 +/- *Estimate only not guaranteed (Back lot taxes additional \$45/year)	3rd Bedroom	: 10 x 10 1/2'
Tax ID#	: 14-130-149-013-01 (Silver Creek Twp.)	Bath	: Full Tub/Shower
Lake Size	: 500 Acres	Bath	: Full Shower
School District:	Eau Claire	Living Room	: 29 x 32'
Roof	: NEW '07	Kitchen	: 11 1/2 x 11 1/2'
Elec Service	: 200 Amp	Dining	: 12 x 15'
Construction	: Frame	Fireplace	: Stone-faced, Wood-burning
Heat	: NEW '01 (2) HVAC w/Electrostatic Air Cleaners	Patio	: NEW '08 19 x 35'
Possession	: At closing	Garage	: 1 1/2-Car Detached 16 1/2 x 20 1/2'
Water Heater	: 50 Gal elec	Neighborhood:	Forest Beach
Sewer	: Municipal, assessment paid		

REMARKS: Located just a couple of blocks from golf course. Exceptional lake home & large property w/many extras. NEW '08: Patio, all landscaping, exterior house & copper outdoor lighting, underground lawn irrigation. NEW '00: Carpeting, vinyl flooring in kitchen/baths. Pella sliders NEW '07. Included: Pier w/supports (NEW '07), 2 refs., range, dishwasher, washer/dryer (NEW '05), micro wave, din table w/6 chairs, tea cart, 2 sleeper sofas w/pillows, game table w/4 chairs, 2 recliners, white end table, fireplace grate, screen & tools, double rocker, floor lamp, air hockey table, double & king beds w/springs/mattresses/bedding, 2 dressers w/2 mirrors, 3 night stands, wardrobe, desk & chair, all window treatments, water softener, some outdoor furniture, garage shelving, workbench, & cabinets, gas grill, irrigation pump, water filter, some garden tools. *Jerdon cannot guarantee tax estimate but provides it to assist the buyer. Directions: M-62, North on Brush Lake Rd., R. on Indian Trail to property.



New '08! Brick paved patio, copper Tiki-Torch lighting, firepit, irrigation, sodded lawn, & landscaping.



Fieldstone fireplace.



Excellent location.



Shared 4 acre parcel in back.



120' of sandy beachfront ideal for kids.



Light & bright kitchen & dining all lakeside accessing the new patio.



Living room is 29' x 32' .



Living room also lakeside.



Nothing but the shared 4 acre woods behind the Lakefront property.



Very spacious on all sides.