



Jerdon Real Estate, Inc.

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PRICE: Was \$179,900 NOW \$154,900

LOCATION:

REYNOLDS CHANNELFRONT

Address : 60264 N. Lakeshore Drive, Lawrence, MI 49064
Approx Sq Ft : 1,009 (O.D.)
Lot Size : (2) Lots 100' on channel, 93,84' on road by 232/262' deep
Taxes : '08 Taxes \$1,510 (Homestead); w/'09 SEV might be \$3,143 OR \$4,880 +/- (Non-Homestead) Estimate only not guaranteed*
Tax ID# : 80-13-201-040-00 80-13-201-039-00 (LawrenceTwp)
Lake Size : 87/36 Acres (N & S)
School District: Lawrence
Roof : Shingles
Elec Service : 200 Amp
Construction : Frame
Heat : Electric Baseboard
Possession : At closing
Water Heater : 40 Gal electric
Sewer : Septic type

Built : 1970
1st Bedroom : 9 x 11'
2nd Bedroom : 9 x 10'
Bath : Full Tub/Shower
Bath : Half
Living Room : 12 x 13 ½'
Kitchen/Dine : 10 ½ x 14 ½'
Porch : 12 x 13'
Garage : Detached 1-Car 20 x 24'
Paved parking

Neighborhood: Boudreau Shores

REMARKS: Included: Range, refrigerator, microwave, washer, dryer, humidifier, dehumidifier, pier w/pier supports, window air conditioner. Directions: I-94 to exit 56, S. on M-51, R (W) on 64th, R (N) on 46th, L (W) on Lakeshore. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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