



Jerdon Real Estate, Inc.

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PRICE: \$249,900

LOCATION:

HARWOOD LAKEFRONT

Address	: 10484 Hardwood Lake St., Three Rivers, MI 49093	Built	: 1960s
Approx Sq Ft	: 1,436 (Including 407 in finished basement)	1st Bedroom	: 11 x 14 1/2'
Lot Size	: 108' on lake, 100' across back by approx. 600' deep, Less 66' road right-of-way	2nd Bedroom	: 11 x 11 1/2'
Taxes	: '09 Taxes \$776 (Homestead); w/'10 SEV might be \$2,128 OR \$3,631+/- (Non-Homestead) Estimate only not guaranteed*	3rd Bedroom	: 14 1/2 x 16' (Lower Level)
Tax ID#	: 14-080-024-038-00 (Newberg Twp.)	Bath	: Full Tub/shower
Lake Size	: 122 Acres	Living Room	: 15 x 19 1/2'
School District:	Three Rivers	Kitchen	: 7 x 8 1/2'
Roof	: Shingles	Dine	: 7 x 11'
Elec Service	: 125 Amp	Den	: 8 x 9' (Lower Level)
Construction	: Frame	Fireplace	: Fieldstone - Gas log
Possession	: At close	Deck	: 20 x 26'
Heat	: NEW '07 HVAC Propane Gas	Garage	: 2-Car detached 22 x 22'
Water Heater	: 30 Gal gas	Shed	: 10 x 14'
Sewer	: Septic type		

REMARKS: Quiet area, very scenic, great view of lake! Directions: E on M-60 from Cassopolis, L (N) on Corey Lake St., L (W) on Harwood Lk St. to property. (Must cross road from house to lake). Included: Range, refrigerator, washer, dryer, microwave, 2 TV sets, entertainment center, kitchen table, 4 chairs, couch, love seat, coffee table, recliner, 2 lamp tables, chest of drawers, night stand, 3 table lamps, 2 computer tables, rocking chair, boxed ceramic tile, all window treatments, gas grill, basketball hoop, 2 benches in garage, pier w/pier supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

