



## Jerdon Real Estate, Inc.

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**PRICE: \$829,000**

### LOCATION:

### BIRCH LAKEFRONT

**Address** : 14860 Lakeshore Drive, Vandalia, MI 49095  
**Approx Sq Ft** : 4,603' (Includes 1,135' Lower Level, 923' 2<sup>nd</sup> Level)  
**Lot Size** : (2) Lots totaling 91' on lake, 92' on road by 92/106' deep  
**Taxes** : '09 Taxes \$7,924 (Homestead)

**Tax ID#** : 14-120-070-012-00 (Porter Twp, Cass County)  
**Lake Size** : 295 Acres  
**School District**: Constantine  
**Roof** : Cedar Shake  
**Elec Service** : 400 Amp  
**Construction** : Frame  
**Possession** : 60 Days after close  
**Heat** : HVAC propane gas hi-efficiency  
**Water Heater** : (2) 40 Gal electric  
**Sewer** : Municipal sewer, buyer assumes assessment\*\*

**Beach**: Some sand  
**Street**: Paved public  
**Siding**: Wood  
**Walls**: Dry wall  
**Bsmnt**: Full walkout  
**Water**: 5" Well/sub pump

**Built** : 1994  
**Master Bdrm** : 11½ x 16' + 11½ x 14½'  
**2<sup>nd</sup> Bedroom** : 11 x 19' + 11 x 24' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 17½ x 18½' + 7 x 7½' (2<sup>nd</sup> Level)  
**Master Bath** : 10½ x 12' Full Whirlpool Tub/Shower  
**(3 ½) Baths** : 2 Full Tub (2<sup>nd</sup> L.); Full Sh (LL); Half  
**Great Room** : 17 x 19' (Stone Fireplace)  
**Library** : 11 x 17½' (2<sup>nd</sup> Level)  
**Kitchen** : 12 x 16' **Dining**: 12 x 17'  
**Utility** : 8 x 12' (Lower L) **Pantry**: 4½ x 12'  
**Foyer** : 9½ x 17'; **Hot Tub Rm**: 11 x 11'  
**Rec Room** : 29½ x 35½' w/wet bar (Lower L.)  
**Solarium** : 11 x 21' **Wkshop**: 22x28 (Lower L.)  
**(4) Decks** : 10 x 32'; 5 x 11'; 9 x 29'; 9 x 36'  
**(3) Fireplaces** : All wood burning; Stone & Brick  
**Garage** : 3-Car 3-Door Detached 22 x 36'

**REMARKS: SEE HOME HIGHLIGHTS PAGE FOR MORE DETAILS.** Directions: From U.S. 12, N. on Robbins Lk Rd., becomes Sears St. as it curves to the West (L.), turn R (N.) on Birch, L. at lake to property. \*\*Purchaser assumes remainder sewer assessment on property of approx. \$6,769 + int.; '09 sewer int/prin. was \$864 until paid in full. \$46 p/month for sewer utility bill.