



## Jerdon Real Estate, Inc.

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**PRICE: \$109,900**

### **LOCATION: INDIAN LAKEFRONT (PARK LEASING in Lakeview Mobile Home Park)**

**Address** : 54820 Highland, Eau Claire, MI 49111  
**Approx Sq Ft** : 1,510 (O.D.)  
**Lot Size** : Not specified. Common use of park acreage except private areas around each of the dwellings. About 260' of lake frontage.  
**Taxes** : None. Park leasing is \$373 per month.  
**Tax ID#** : N/A (Located in Silver Creek Twp.)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 100 Amp  
**Construction** : Manufactured  
**Heat** : HVAC Propane gas  
**Possession** : At close  
**Water Heater** : 40 Gal electric  
**Sewer** : Municipal

**Beach:** Very Sandy  
**Street:** Private gravel  
**Siding:** Vinyl  
**Walls:** Composition  
**Bsmnt:** Crawl space  
**Water:** Park water well supplied by owner

**Built** : 2004  
**1<sup>st</sup> Bedroom** : 12 ½ x 14'  
**2<sup>nd</sup> Bedroom** : 11 x 12 ½'  
**3<sup>rd</sup> Bedroom** : 10 ½ x 13'  
**Bath** : Full Tub/shower  
**Bath** : Full separate Tub/shower  
**Living Room** : 12 ½ x 20'  
**Kitchen/Dine** : 12 ½ x 23 ½'  
**Utility** : 6 x 12'  
**Deck** : 10 x 26 ½'  
**Neighborhood:** Lakeview Mobile Home Park

**PARK/LEASE RULES:** Private park for only 14 manufactured or mobile homes. Monthly leasing. No permanent residency.

**REMARKS:** Enjoy Indian Lakefront for a fraction of the cost! Enjoy large lake frontage, park acreage, approx. 260' of lake front, share a pier with 1 other tenant, dock up to 2 boats. Very quiet & private area. Included: Range, refrigerator, washer, dryer, deep freeze, microwave, 2 couches, coffee table, recliner, king bed, 2 full beds, single bed, all w/springs & mattresses, kitchen table & 4 chairs, 2 bar stools, dresser, TV stand, 2 book cases, 2 misc chairs, 4 lamp tables, white storage cabinet, 3 floor lamps, trash bin in kitchen, pontoon boat & motor, Rinker speed boat & 85 HP motor, paddle boat, storage shed, grill, outdoor bench.

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

