



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: Was \$116,900. NOW \$106,900.**

### LOCATION:

### INDIAN LAKE CHANNEL LOT

- Address** : Mood Drive, Eau Claire, MI 49111
- Lot Size** : 38.8' on water, 40' on road by 191' deep. (Depth diminution above is for 'dry land' but actual depth runs to center of channel.)
- Taxes** : 2010 \$2,030 (Non-Homestead), w/'11 SEV might be \$1,979+/- estimate only not guaranteed.
- Tax ID #** : 14/130-180-022-00 & 14-130-030-036-70 (Silver Creek Twp)
- Lake Size** : 500 Acres
- School District:** Dowagiac
- Beach** : No sand
- Street** : Private gravel
- Possession** : At closing.
- Sewer** : Municipal sewer , tap-in fee of approx. \$7,600 +/-

**REMARKS:** Great building site. TAKE ADVANTAGE OF THE LAKES SEVERAL SAND BARS FOR SWIMMING. Stick build, modular or manufactured home also. MUNICIPAL SEWER. Contact Silver Creek Township for sewer tap-in fee, zoning, etc. Typically, setbacks for this size lot in this township has been 5 ft' side-yard setback to the eave typically without a variance required. Assuming an 12" eave, outside foundation maximum width might be 28 ft. Contact zoning authority for latest setbacks as it may be subject to change. Ground level sidewalks or boardwalks without railings typically do not have setbacks (again check current zoning). \*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)