



Jerdon Real Estate, Inc.

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PRICE: \$349,900.

LOCATION:

PAW PAW LAKEFRONT

Address	: 7916 Lakewood Drive South, Coloma, MI 49038	Built	: Unknown
Approx Sq Ft	: 2,858' (Main 1,395', 2 nd 832', 3 rd 631')	1st Bedroom	: 8 x 10'
Lot Size	: 40' on Lake & road by 174/185' deep.	2nd to 4th BRs	: 10½x11½, 9x10' 8 x 9'(2 nd level)
Taxes	: 2010 \$10,245 (Non-Homestead). Seller is appealing SEV. Based on asking price herein would be \$7,900*	5th to 7th BRs	: 12x12, 9x12, 11x12' (3 rd Level)
Tax ID#	: 11-08-4590-0025-00-4 (Coloma Twp)	Bath	: Full shower
Lake Size	: 900 +/- acres	Bath	: Full tub/shower (2 nd Level)
School District:	Coloma	Living Room	: 9 x 23'
Roof	: Shingles	Kitchen	: 9 x 16'
Elec Service	: 200 amp	Dining Room	: 12 x 15 ½'
Construction	: Frame	Family Room	: 12 x 14'
Heat	: Nat. gas forced air	Porches	: 9 ½ x 30, 9 x 9'
Possession	: At close	Fireplace	: Free standing wood burner
Water Heater	: 40 gal elec	Shed	: 8 x 15'
Sewer	: Municipal		

REMARKS: INCLUDED: range, ref., washer, dryer, pontoon boat w/engine, pier w/supports, all window treatments.
DIRECTIONS: I-94 to Exit #39, N. on Church St becomes Paw St., R. on Lakewood, R. on Lakewood Dr South. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Property assessment needs to be appealed which is a case-by-case process & appeal capability to the State in the event the local BOR denies.

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