



## Jerdon Real Estate, Inc.

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**PRICE: \$189,000.**

### LOCATION:

### HALL LAKEFRONT

|                         |  |                               |                             |
|-------------------------|--|-------------------------------|-----------------------------|
| <b>Address</b>          | : 56707 CR 681, Hartford MI 49057  | <b>Built</b>                  | : 1988                      |
| <b>Approx Sq Ft</b>     | : 1,424'(O.D.)   | <b>1<sup>st</sup> Bedroom</b> | : 11 x 16'                  |
| <b>Lot Size</b>         | : 15+/- Acres; Approx. 300' wide (along road & Unknown amount along lake) by 2,200/2,360' deep                 | <b>2<sup>nd</sup> Bedroom</b> | : 8 x 13'                   |
| <b>Taxes</b>            | : 2014 \$1,703 (Homestead) w/2015 SEV might be \$1,939 OR \$2,964+/- Non-Homestead estimate only No guaranteed | <b>3<sup>rd</sup> Bedroom</b> | : 6 x 12'                   |
| <b>Tax ID#</b>          | : 80-13-018-011-10 (Lawrence Twp)  | <b>Bath</b>                   | : Full Tub/shower           |
| <b>Lake Size</b>        | : 23 Acres   | <b>Bath</b>                   | : Full shower               |
| <b>School District:</b> | Lawrence   | <b>Living Room</b>            | : 13 x 18'                  |
| <b>Roof</b>             | : 2012 Shingles  | <b>Kitchen</b>                | : 10 x 13'                  |
| <b>Elec Service</b>     | : 100 amp  | <b>Dining Room</b>            | : 8 x 14'                   |
| <b>Construction</b>     | : Manufactured   | <b>Porch</b>                  | : Enclosed 12 x 20'         |
| <b>Heat</b>             | : Forced air Propane gas   | <b>Utility</b>                | : 5 x 6'                    |
| <b>Possession</b>       | : 30 Days after close  | <b>Deck</b>                   | : 4 x 12'                   |
| <b>Water Heater</b>     | : 30 gal gas   | <b>Fireplace</b>              | : Wood burner               |
| <b>Sewer</b>            | : Septic type  | <b>Pole Barn</b>              | : 24 x 24' (concrete floor) |

**REMARKS: INCLUDED:** range, ref., washer, dryer, water softener, wood burning stove, all window treatments, pier w/supports. 15 +/- Acres mostly all wooded, long private driveway back to lake/home. Very private! Very scenic. Has private fish pond also! About 12 homes/properties on this lake. Dwelling has AC unit but is not operating. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.