



## Jerdon Real Estate, Inc.

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**PRICE: \$257,900.**

### LOCATION:

### COREY LAKEFRONT

<b>Address</b>	: 59632 County Line Road, Three Rivers MI 49093	<b>Built</b>	: 1995
<b>Approx Sq Ft</b>	: 1,750' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: Master 12 x 15'
<b>Lot Size</b>	: Approx. 100' on lake & road by 226/233' deep (includes road right of way)	<b>2<sup>nd</sup> Bedroom</b>	: 12 x 13'
<b>Taxes</b>	: 2015 \$2,678 (Non-Homestead) w/2016 SEV might Be \$3,066+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 10 x 10'
<b>Tax ID#</b>	: 14-080-024-063-00 (Newberg Twp)	<b>4<sup>th</sup> Bedroom</b>	: 9 x 10'
<b>Lake Size</b>	: 630 Acres	<b>Bath</b>	: Master Full whirlpool Tub/Shower
<b>School District:</b>	Three Rivers	<b>Bath</b>	: Full tub/shower
<b>Roof</b>	: NEW 2015	<b>Living Room</b>	: 12 x 21'
<b>Elec Service</b>	: 200 amp	<b>Kit/Dining</b>	: 12 x 27'
<b>Construction</b>	: Manufactured	<b>Fireplace</b>	: Cultured stone/gas log
<b>Heat</b>	: HVAC propane gas	<b>(2) Decks</b>	: 12 x 24, 6 x 6
<b>Possession</b>	: At closing	<b>Garage</b>	: 1 1/2 Car attached 17 x 35'
<b>Water Heater</b>	: 40 gal propane gas	<b>Pole Barn</b>	: 16 x 24'
<b>Sewer</b>	: Septic type		

**REMARKS:** Included: range, ref., washer, dryer, water softener, all window treatments, fireplace screen, grate, and pier w/supports. Very nice lake home on this high-end lake. Must cross road to shore line. \*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)