



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$229,000.

LOCATION:

LAKE OF THE WOODS LAKEFRONT

Address : 46551 Lakeview Drive, Decatur MI 49045
Approx Sq Ft : 1,556'(O.D.)(944 SF main floor)
Lot Size : 60' on lake and road by 239/249' deep.
Taxes : 2016 \$2,895 (Homestead) w/2017 SEV might be \$4,301 OR \$6,446+/- Non-Homestead estimate only Not guaranteed*
Tax ID# : 80-10-065-021-10
Lake Size : 265 Acres
School District: Decatur
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Geo Thermal HVAC
Possession : At closing
Water Heater : 40 gal elec
Sewer : Septic type

Beach: Sandy
Street: Public paved
Siding: Vinyl/Cedar shake
Walls: Dry Wall
Bsmnt: Crawl space
Water: 4" well/sub pump

Built : 1991
1st Bedroom : 10 x 11
2nd Bedroom : 12½ x 15½ (2nd Level)
3rd Bedroom : 10 x 15 (2nd Level)
Bath : Full Tub/shower
Bath : Full Shower (2nd Level)
Bath : Half in Utility Room
Living/Dining : 18½ x 33' (Vaulted ceiling)
Kitchen : 9 x 12½
Utility : 9 x 11 w/Half Bath
Office : 9 x 9½
Foyer : 6 x 7'
Deck : 8 x 34' (Lakeside)
Fireplace : Wood burning
Garage : 2-Car attached 21 x 24'
Shed : 12 x 12 (w/elec)

REMARKS: SHOWN BY APPOINTMENT ONLY. Great location in Shady Shores subdivision, level site, low traffic cul-de-sac location, asphalt drive, ample parking, sand beach. Home needs some TLC, carpets have been removed. Seller has submitted a L.O.M.A. to FEMA for exemption from flood insurance purchase. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.