



Jerdon Real Estate, Inc.

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PRICE: \$372,000

LOCATION:

GRAVEL LAKEFRONT

Address : 93658 Streeter Drive, Lawton, MI 49065

Approx Sq Ft : 2,104 O.D. (884 SF in Lower Level)

Lot Size : 44' on lake & road by 192' deep

Taxes : '07 Taxes \$2,110.81 (Homestead) w/'08 SEV might be \$3,752 OR \$5,795+/- (Non-Homestead) estimate Only not guaranteed*

Tax ID# : 80-16-195-008-00 (Porter Twp.)

Lake Size : 296 Acres

School District: Lawton

Roof : Shingles NEW '08 (30 YR); Flat Roof (2003)

Elec Service : 200 Amp

Construction : Frame

Heat : HVAC Nat. gas 90% Hi-Eff ('96)+ Wall Furnace

Possession : 30 Days after close

Water Heater : 40 Gal elec (1999)

Sewer : Septic Type **Sewer coming 2009

Beach: Sandy

Street: Public Paved

Siding: Vinyl

Walls: Dry Wall

Bsmnt: Full Walkout

Water: 4" Well/sub pump

Built : 1968 & 1972

1st Bedroom : 12 x 12½'

2nd Bedroom : 12 x 12'

3rd Bedroom : 9 x 12½'

4th Bedroom : 10 x 11½' (Lower Level)

Bath : Full Tub/Shower

Bath : Full Shower (Lower Level)

Living Room : 15½ x 16½'

Kitchen/Dine : 12½ x 15½'

Family R/Kit : 17½ x 28' (Lower Level)

Screen Porch : 10 x 30' (Lower Level)

Decks (2) : 9½ x 30'; 11 x 32' + 9 x 16' (Lower)

Garage : 1 ½-Car Detached 16 x 24' + Carport

Neighborhood: Streeter Beach

REMARKS: Included: Water Softener. Andersen Windows (Low E) 1999, NEW '08 SKYLIGHT(S) & DECK RAILING, ceramic tile in baths/entry, solid oak doors & trim, oak parquet. **Sewer project approved for '09 – Buyer assumes all costs. Approx. \$10,500 +/- assessment payable over 20 yr. bond plus interest. Contact Porter Twp. Must connect & fill septic tank. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Included: ref., 2 ranges, dishwasher, Tiffany swag lamp, water softener, basement shelving, garage bench & cabinets, all window treatments, dock w/supports, boat lift, satellite dish, outdoor coffee table, 2 rockers, redwood picnic table & couch, Child's swing/slide.



Sandy Beach!



Dining/Kitchen



Beautiful bedrooms.



Living room.



2nd Kitchen in Lower level.



