



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$174,900

LOCATION: BASELINE LAKE WATERFRONT & LAKE ACCESS

Address	: 83 E. Baseline Road, Gobles, MI 49055	Built	: 1961
Approx Sq Ft	: 3,165 (O.D.) (Includes 1,365 SF in walkout)	1st Bedroom	: 13 x 14'
Lot Size	: 122' on Baseline Creek (leads into lake), 120' on S. Line 166' to 182' deep	2nd Bedroom	: 12 x 14'
Taxes	: '07 Taxes \$1,268 (Homestead) w/'08 SEV might be \$2,397 OR \$4,086 (Non-Homestead) *Estimate only not guaranteed	3rd Bedroom	: 10 1/2 x 13'
Tax ID#	: 03-21-640-012-00 (Trowbridge Twp)	4th Bedroom	: 14 1/2 x 41' (Lower Level)
Lake Size	: 187 Acres	Bath	: Full Tub/Shower
School District:	Allegan	Bath	: Full Tub/Shower (Lower Level)
Roof	: Shingles	Living Room	: 14 x 27'
Elec Service	: 100 Amp	Kitchen/Dine	: 14 x 29'
Construction	: Brick	Kit/Liv/Dine	: 14 x 32' (Lower Level)
Heat	: NEW '99 CFA Nat gas	Recreation	: 13 x 26' (Lower Level)
Possession	: At closing	Garage	: Detached 2-Car Brick 20 x 30'
Water Heater	: 40 Gal gas		
Sewer	: NEW '02 Septic type		

REMARKS: New interior remodeling currently underway. Property is located on a connecting outlet creek about 200' from Baseline Lake. Also has 1/12th undivided interest in a nearby lakefront Lot with 69' of direct sand beach lakefront shared with others (Being Lot 8, Vought Sub). House yard has partial view of lake. Includes: Range, 2 refrigerators, washer, dryer. Gas space heater in lower level. Directions: I-94 to Exit 60 (Paw Paw, MI) Take M-40 N., through Gobles & N. another 4 miles, Right (East) on Baseline Road, stay on Baseline all the way – marked Dead end. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.



Beautiful 187 Acre Baseline Lake





Beautiful bright interior.



Large kitchen w/island.



Nearby shared lakefront Lot (Lot #8 Vought)