



Jerdon Real Estate, Inc.

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PRICE: WAS \$289,900 NOW \$264,900

LOCATION:

PIPESTONE LAKEFRONT

Address : 2010 Bass Island Park, Eau Claire, MI 49111
Approx Sq Ft : 1,613
Lot Size : 74' on lake, 100' on road by 124/171' deep.
Taxes : '09 \$1,567 (Homestead) w/'09 SEV might be \$2,274
 OR \$4,202+/- (Non-Homestead) estimate only not
 Guaranteed*
Tax ID# : 11-01-0750-0016-05-6 (Bainbridge Twp)
Lake Size : 115 acres
School District: Eau Claire
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Electric baseboard
Possession : 30 days after close
Water Heater : Electric
Sewer : Septic type

Beach: Some sand
Street: Public paved
Siding: Brick
Walls: Panel
Bsmnt: Crawl space
Water: Well & pump

Built : Unknown
1st Bedroom : 11 x 15 ½'
2nd Bedroom : 9 x 11 ½'
3rd Bedroom : 8 ½ x 11'
Bath : Full shower
Bath : Full tub
Living Room : 15 x 25'
Kitchen : 8 ½ x 11 ½'
Dining area : 11½ x 15'
Utility : 7½ x 9'
Entry : 5 ½ x 11 ½'
Deck : 18 x 20'
Fireplace : Limestone w/insert
Garage : 2-Car Attached 22 x 26'

REMARKS: Directions: From I-94, E. on Napier, R or S. on M-140, L or E on Meadowbrook, L. on Bass Island to property.
 INCLUDED: range, ref., washer, dryer, window air conditioner, window treatments, pier w/supports. *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)