



## Jerdon Real Estate, Inc.

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**PRICE: Was \$212,000. NOW \$194,900.**

### LOCATION: BARRON LAKEFRONT

**Address:** 2685 Lakeshore Drive, Niles MI 49120

**Lot Size:** 78' on lake, 128' on road by 236/251' deep.

**Taxes:** 2016 \$2,936.45 (Non-Homestead) w/2016 SEV might be \$4,530+/- estimate only not guaranteed\*

**Sewer:** Municipal at road, tap-in fee approx.. \$4,500 but contact Howard Township to confirm.

**Tax ID #:** 14-020-130-022-01 (Howard Township)

**Lake Size:** 201 Acres

**School District:** Niles **Beach:** Sandy

**Street:** Paved public **Possession:** At closing

**Water:** Has 5" well & submersible pump already installed

**REMARKS:** Perfect building site on this full-rec lake. \*\*Jerdon cannot guarantee tax estimate but provides to assist the buyer.