



Jerdon Real Estate, Inc.

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PRICE: Was \$234,900 NOW \$199,900.

LOCATION:

GRAVEL LAKE CHANNELFRONT

Address : 92282 Entrance Drive, Lawton MI 49065
Approx Sq Ft : 1,285(O.D.)
Lot Size : (3) Lots totaling 120' on water & road by 106/120' deep.
Taxes : 2016 \$2,636 (Non-Homestead) w/2016 SEV might be \$4,392+/- estimate only not guaranteed*
Tax ID# : 80-16-180-058-00 & 80-16-180-059-01
Lake Size : 296 Acres
School District: Lawton
Roof : NEW 2012
Elec Service : 100 amp
Construction : Frame
Heat : Natural gas forced air
Possession : At closing
Water Heater : Tankless/Demand-type natural gas
Sewer : Municipal, buyer assumes remainder**

Built : Unknown
1st Bedroom : 11 x 15'
2nd Bedroom : 10½ x 12'
Bath : Full Tub/shower
Bath : Half +shower in Utility Rm
Kit/Liv/Din : 18 x 19½
Utility Rm : 6 x 11'
Foyer : 6½ x 9
Porch : Enclosed 11½ x 19'
Fireplace : Stone, wood burning
Deck : Waterside 17 x 24'
Storage Buildings : (2) 12 x 24, 12 x 20'

REMARKS: Included: range, ref., micro wave, 2 couches, 3 free standing kit cabinets, double bed w/springs/mattresses, dresser, dining table on front porch, all window treatments, picnic table, gas grill, 2 boat lifts, paddle boat, house generator, gas heater, vinyl chest. 2 window AC units, 2 storage buildings. . *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Buyer assumes remainder sewer assessment of \$6,750+/-; another \$558 on tax bill for sewer prin/interest until paid in full.