

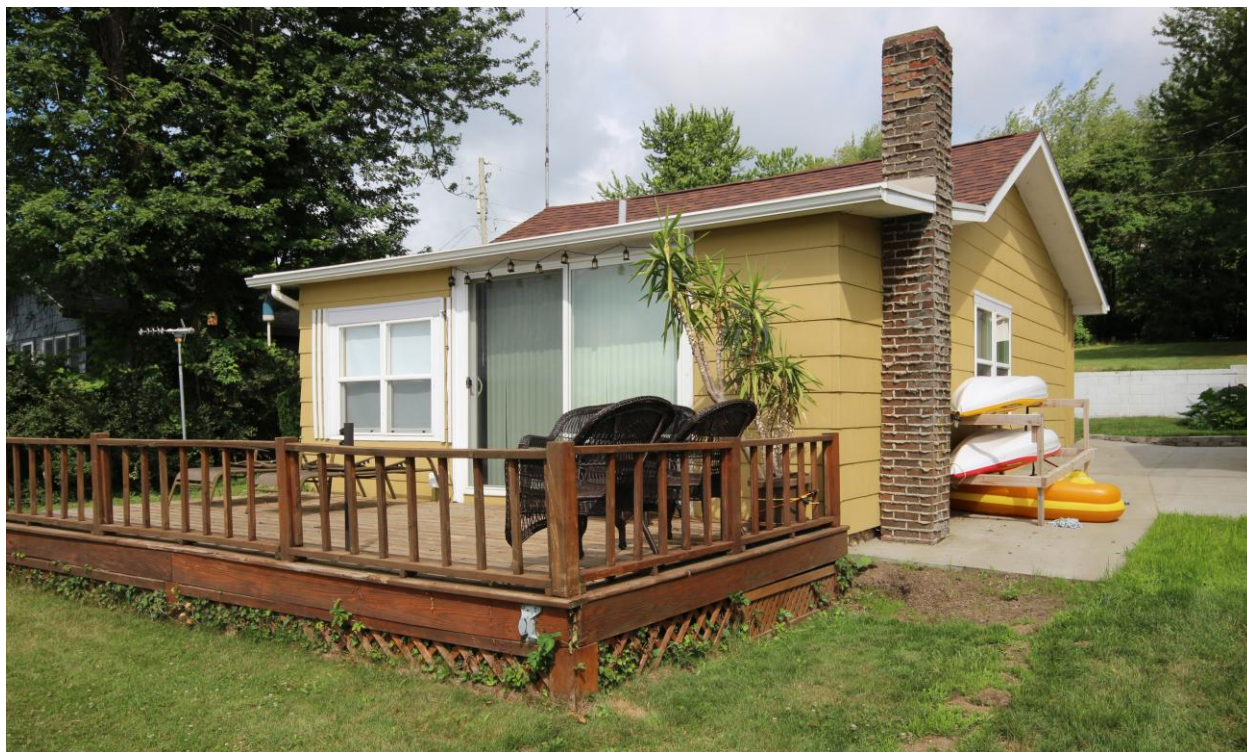


## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$134,900.**

### LOCATION:

### LONG LAKEFRONT

**Address** : 10109 Lucas Road, Three Rivers MI 49093  
**Approx Sq Ft** : 598(O.D.)  
**Lot Size** : 40' on lake & road by platted depth of 59/63' (actual appears to be an additional 15' deep more)  
**Taxes** : 2016 \$1,042 (Non-Homestead) w/2017 SEV might Be \$1,742+/- estimate only not guaranteed\*  
**Tax ID#** : 75-0004-260-012-00 (Fabius Twp St. Joseph County)  
**Lake Size** : 211 Acres  
**School District:** Three Rivers  
**Roof** : Shingles (2009)  
**Elec Service** : 125 amp  
**Construction** : Frame  
**Heat** : None  
**Possession** : At closing  
**Water Heater** : Elec  
**Sewer** : Septic type

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 7 ½ x 10  
**2<sup>nd</sup> Bedroom** : 7 x 7  
**Bath** : Full shower  
**Living/Dining** : 12 x 22'  
**Kitchen** : 9 x 14½'  
**Shed** : 8 x 14'  
**Deck** : 10 x 20'

**Beach:** Sandy  
**Street:** Paved public  
**Siding:** alumn  
**Walls:** Wood/dry wall  
**Bsmnt:** Crawl space  
**Water:** Well & New pump 2016

**REMARKS:** **INCLUDED:** pier w/supports (excluding pier ladder), range, ref., micro wave, shed, window AC, full size bed w/springs & mattresses, sleeper, chair & ottoman, dining table w/4 chairs, 3 bar stools, TV stand, dresser, canoe swag lamp, deck umbrella, dishes, pots, pans, service-ware, & all window treatments. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.