


Jerdon Real Estate, Inc.

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MLS #11798543

PRICE: \$421,000.
LOCATION:
INDIAN LAKEFRONT

Address : 33724 Forest Beach Rd., Eau Claire MI 49111
Approx Sq Ft : 912'(O.D.)
Lot Size : 40' on lake by 120/127' deep Back-Lot: 40x 50/66'
Taxes : 2025 \$3,365 (Non-Homestead) w/2026 SEV might be \$7,617 +/- estimate only not guaranteed*
Tax ID# : 14-130-141-016-00 Silver Creek Township
Lake Size : 500 Acres
School District: Eau Claire
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : HVAC propane gas
Possession : At closing
Water Heater : 40 gal electric
Sewer : Municipal

Beach: Sandy
Street: Public paved
Siding: Boards
Walls: Dry Wall
Bsmnt: Crawl space
Water: 5" well

Approx. Built : Unknown
1st Bedroom : 9½ x 15'
2nd Bedroom : 9½ x 14'
Bath : Full Shower
Living Room : 13 x 13½'
Kitchen : 10 x 11'
Dining Area : 9½ x 11'
Deck : Needs replacing
Garage : 2-Car detached 22 x 26'

REMARKS: Needs remodeling including replacement of roofs & deck. Lines on surveys are not survey and rough approximates only. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.