



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: WAS \$389,900. NOW \$349,000.

LOCATION:

JUNO LAKEFRONT

Address	: 68260 Cassopolis Road, Cassopolis, MI 49031	Built	: 2010
Approx Sq Ft	: 2,981' (O.D.)(1,222 SF 2 nd Level)	1st Bedroom	: 12½ x 17'
Lot Size	: (2) Totaling approximately: 120' on lake & road by 135/170' deep. +/-	2nd Bedroom	: 10 x 11'
Taxes	: 2010 \$6,904 + sewer (Non-Homestead)	3rd Bedroom	: 13 x 29' (2 nd Level)
		4th Bedroom	: 14½ x 29' (2 nd Level)
		Bath	: Full tub/shower
		Bath	: Full tub/shower (2 nd Level)
Tax ID#	: 14-060-006-105-50/14-060-006-105-60(Mason Twp)	Bath	: Half
Lake Size	: 218 Acres+*	Living Room	: 20 x 27' + 14 x 21½'
School District:	Edwardsburg	Kit/Dining:	: 12 x 21½'
Roof	: Shingles	Family Room	: 13 x 30½' (2 nd Level)
Elec Service	: 200 amp	Utility	: 7 ½ x 8'
Construction	: Frame	Fireplace	: Cultured stone, gas log.
Possession	: At close	Deck	: 21x22 + 11x21' + 8½ x 21'
Heat	: HVAC 95% Hi-Eff propane gas	Porch	: 7 x 25' (roadside)
Water Heater	: 50 Gal Elec.	Garage	: 2-Car attached 22x29' (Finished)
Sewer	: Municipal, buyer assumes remainder*	Neighborhood:	Sanford's Landing

REMARKS: BRAND NEW HOME!!!! DESIGNER AMMENITIES THROUGHOUT. NEW APPLIANCES INCLUDING: built-in range, ref., dishwasher, washer, dryer, water softener. KITCHEN is large, has island & built in desk/work station. *Another \$826 appeared on tax bill for sewer prin/int payment--\$6,026+/- remains.*Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: U.S. 12 E. of Union, N. on Cassopolis Rd., L. on Sanford's Landing to property. *Juno connects to Christianna Lk 179 acres, Painter Lk 103 acres, & the Christianna creek + other channels & waterways—many water areas to explore!

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)