



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$299,000 NOW \$249,900.**

### LOCATION:

### INDIAN LAKEFRONT

<b>Address</b>	: 55111 Indian Trail, Eau Claire MI 49111	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,083' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 10 x 10'
<b>Lot Size</b>	: All approx.: 67' on lake, 80' along road, by approx. 148/183' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 8 x 15'
<b>Taxes</b>	: 2013 \$2,388 (Non-Homestead) w/2014 SEV might Be \$4,485+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 7 ½ x 11'
<b>Tax ID#</b>	: 14-130-149-023-00 (Silver Creek Twp)	<b>Bath</b>	: Full Shower (NEW)
<b>Lake Size</b>	: 500 Acres	<b>Living Room</b>	: 15 x 30'
<b>School District:</b>	Eau Claire	<b>Kit/Breakfast</b>	: 11½ x 13'
<b>Roof</b>	: Shingles (leaks)	<b>Dining</b>	: 8 x 16'
<b>Elec Service</b>	: 100 amp	<b>Screen</b>	
<b>Construction</b>	: Frame	<b>House</b>	: 14 x 14'
<b>Heat</b>	: HVAC propane gas	<b>Garage</b>	: 1-Car attached 11½ x 22'
<b>Possession</b>	: Not prior to 8/20/2014		
<b>Water Heater</b>	: 20 gal elec		
<b>Sewer</b>	: Municipal		
<b>REMARKS:</b>	Seller cannot close until 8/20/2014. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.		

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