


Jerdon Real Estate, Inc.

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PRICE: Was \$759,000. Now \$725,000.

LOCATION:
COREY LAKEFRONT

Address : 11300 Oak Avenue, Three Rivers MI 49093
Approx Sq Ft : 1,797(O.D.)(660 SF in 2nd Level)
Lot Size : 79.9' along lake, 80' along road by 100' deep.
 Backlots total: 60' on Oak Ave., 100' on Harmon Court by 250/278' deep.
Taxes : 2018 \$5,387 (Non-Homestead) w/2019 SEV might Be \$8,547 +/- estimate only not guaranteed*
Tax ID# : 75-04-004-180-005-00 & 75-04-004-140-013-00
Lake Size : 630 acres
School District: Three Rivers
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Elec baseboard
Possession : At closing
Water Heater : 50 gal elec
Sewer : Septic type

Beach: Sandy
Street: Public paved
Siding: Alum.
Walls: Panel
Bsmnt: Partial walkout
Water: 2" well/jet pump*

Approx. Built : Unknown
1st Bedroom : 7 x 11½
2nd Bedroom : 12 ½ x 13' (2nd Level)
3rd Bedroom : 11 x 12 ½ (2nd Level)
4th Bedroom : 7 x 15' (2nd Level)
Bath : Full Tub
Bath : Full Tub/shower
Liv Rm/Foyer : 10½ x 25½
Kit/Dining : 10 x 15'
Family Area : 13 x 16, 7 ½ x 24'
Deck : 9 x 16'
Fireplace : Brick wood burning
Garage : 2-Car detached 22 x 26'

REMARKS: EXCEPTIONALLY LARGE BACK LOT ideal for expansion, parking, garage building. Plenty of remove to add-on or expand on the lakefront. Included: water softener, washer, dryer, pier w/supports, range, ref., micro wave, 3 bar stools, matching corner couch & lounger, pine wardrobe, pine coffee table, blonde dresser, all window treatments, queen, double, & 2 twin beds all w/springs & mattresses. *Also an additional 5" well & submersible pump but house is not connected to it. *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)