



## Jerdon Real Estate, Inc.

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**PRICE: Was \$479,900. NOW \$349,900.**

### LOCATION :

### INDIAN LAKEFRONT

**Address** : 33417 Tice , Eau Claire, MI 49111  
**Apprx Sq Ft** : 1,428'(O.D.)

**Lot Size** : 37½' on lake & rd x 65/68' deep. Backlot:  
 Irregular; 75' on Nina, 35' on Tice x 50/57' deep

**Taxes** : '11 \$2,849(Homestd) w/12 SEV might be  
 \$3,267 OR \$5,795 +/- Non-Homestd \*

**Tax ID#** : 14-130-405-016-10(Silver Creek Twp)

**Lake Size** : 500 acres

**Beach**: Very sandy

**School District**: Dowagiac

**Street**: Private paved

**Roof** : NEW '02 shingles

**Siding**: NEW '02 Vinyl

**Elec. Service** : NEW 100 & 200 amps

**Walls**: Dry Wall

**Construction** : Frame

**Bsmnt**: Crawl space

**Heat** : NEW '02 HVAC Hi-efficiency propane

**Possession** : 45 Days after close

**Water**: NEW '02 5"

**Wtr Heater** : NEW '02 40 gal. electric

**Sewer** : Municipal, seller will pay assessment\*\*

**REMARKS**: Walk-in & NEW condition throughout. Great beach, view, & level site. \$400 annual homeowner's association fee for road maintenance, private woods for owners, back-up LP gas electric generator, NEW concrete sea wall, Pre-treated for termites with transferable warranty. \*TAX ESTIMATE: Jerdon cannot guarantee taxes but provides an estimate to assist buyers rather than just quoting current taxes. Included: (NEW '02 Appliances) 2 refs., range, micro wave hood, trash compactor, dishwasher, washer, dryer, freezer, all window treatments, garage heater, pier w/supports (work bench not included).

**Built** : Re-Built 2002

**1<sup>st</sup> Bedroom** : 12 x 16 ½' (2<sup>nd</sup> Level)

**2<sup>nd</sup> Bedroom** : 9 ½ x 11 ½' (2<sup>nd</sup> Level)

**3<sup>rd</sup> Bedroom** : 9 ½ x 11 ½' (2<sup>nd</sup> Level)

**Office** : 7 x 7' (2<sup>nd</sup> Level)

**Bath** : Full tub/shower (2<sup>nd</sup> Level)

**Bath** : Half located in utility

**Living Rm** : 16 x 20 ½'

**Kitchen/Dining**: 12 x 16'

**Utility** : 6 ½ x 15 ½'

**Other** : Lakeside patio

**Detached Garages (2)**: 1-Car 16 x 22'

28x38' pole building insulated with overhead storage.

**Neighborhood**: Tice Beach Resort





