



Jerdon Real Estate, Inc.

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PRICE \$465,000.

LOCATION:

LAKE OF THE WOODS LAKEFRONT

Address	: 46258 86 TH Avenue, Decatur, MI 49045	Built	: 1991
Approx Sq Ft	: 2,020 (O.D.)	1st Bedroom	: 16 x 23' (2 nd Level)
Lot Size	: 74' on Lake and road by 239' deep	2nd Bedroom	: 15 x 16' (2 nd Level)
Taxes	: '07 \$3,570 (Homestead) w/'07 SEV might be 5,507 OR \$8,285 (Non-Homestead) +/- *Estimate only not guaranteed	3rd Bedroom	: 12 x 13'
Tax ID#	: 80-10-024-003-00 (Hamilton Twp.)	Bath	: Full Tub/Shower (2 nd Level)
Lake Size	: 265 Acres	Bath	: Full Shower
School District:	Decatur	Great Room	: 18 x 27'
Roof	: Shingle	Kitchen Area	: 12 x 14'
Elec Service	: 100 Amp	Fireplaces	: (2) Brick & Gas Stove
Construction	: Frame	Porch	: Enclosed Front 12 x 27'
Heat	: NEW '06 HVAC Nat. Gas	Porch	: Screened 12 x 24'
Possession	: 30 Days after close	Deck	: Roofed 12 x 14'
Water Heater	: 40 Gal gas	Garage	: 2-Car Attached 28 x 28'
Sewer	: NEW '05 Septic type	Shed	: 8 x 8'
	Beach: Some Sand		
	Street: Paved public		
	Siding: Wood		
	Walls: Drywall/pine		
	Bsmnt: Concrete Crwl Spc		
	Water: 4" Well/Sub Pump		

REMARKS: Exceptionally nice & well kept lake home. Wrap around veranda views the lake, "sunburst" siding design in front gable, vaulted wood ceilings & banisters, large kitchen with snack bar, dormers, & porches are ideal for lake living. Included: Range, refrigerator, washer, dryer, swing, all window treatments, hot tub (leaking), pier w/supports, shed. Directions: Take M-51 into Decatur, N. on John St., L. on St. Mary's, becomes 86th to property. *Jerdon cannot guarantee tax estimates but does so to assist the buyer.



Beautiful shoreline.



Kitchen & snack bar.



Enclosed porch.



Screened porch.



Vaulted ceiling living room.