



## Jerdon Real Estate, Inc.

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**PRICE: \$239,900**

### LOCATION:

### SHAFFER LAKEFRONT

**Address** : 63712 Ridge Ave., Lawrence, MI 49064  
**Approx Sq Ft** : 1,871 (O.D.) Including 576' finished in Lower Level  
**Lot Size** : 75' on lake, 100' on road by 180/201'+/- deep

**Taxes** : '07 Taxes \$375 (Homestead) Property has shared tax bills w/abutting property under same ownership. Re-assessed after split\*

**Tax ID#** : 80-13-240-009-00 (Lawrence Twp.)

**Lake Size** : 81 Acres

**School District:** Lawrence

**Roof** : Shingles

**Elec Service** : (2) 100 & 200 Amps

**Construction** : Frame

**Heat** : HVAC Nat gas + elec baseboard

**Possession** : At closing

**Water Heater** : 50 Gal elec

**Sewer** : Septic type

**Beach:** Sandy

**Street:** Paved private

**Siding:** Composition

**Walls:** Drywall/Composite

**Bsmnt:** Full

**Water:** 4" Well/sub pump

**Built** : Unknown :

**1<sup>st</sup> Bedroom** : 11 x 13'

**2<sup>nd</sup> Bedroom** : 11 x 11'

**3<sup>rd</sup> Bedroom** : 8 x 11'

**Bath** : Full Tub/Shower

**Bath** : Half (Lower Level)

**Living Room** : 11 ½ x 20 ½'

**Family Room** : 20 x 24' (Lower Level)

**Kitchen/Dine** : 11 ½ x 18'

**Foyer** : 6 x 11'

**Deck** : 7 x 18'

**Patio** : 9 x 12'

**Garage** : 2-Car Detached 22 x 22'

**REMARKS:** Great location, sandy beach, wooded, & views West for sunsets. Improvements need repair for remodeling project. Directions: Take CR 681, East on 64<sup>th</sup> or CR 365, Left on Ridge to property. \*Taxes will increase after the property is split. Non-Homestead mills are typically 0.018 more than Homestead. Contact Lawrence Twp. assessor for questions. Using '08 SEV (before split) Homestead taxes would have been \$4,300+/- or \$6,640+/- for Non-Homestead. Non-Homestead based on current SEV data before the split. Jerdon cannot estimate taxes because property will be reconfigured when sold as two new parcels for taxing purposes.

