



Jerdon Real Estate, Inc.

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PRICE: \$289,900

LOCATION:

SHAFER LAKEFRONT

Address : 63584 Ridge Ave., Lawrence, MI 49064
Approx Sq Ft : 659 (O.D.)
Lot Size : 125' on lake, 100' on road by 172/180'+/- deep
Taxes : '07 Taxes \$1,672 (Homestead) Property has shared tax bill w/abutting property under same ownership. Re-assessed after split.*
Tax ID# : 80-13-240-008-01 (Lawrence Twp.)
Lake Size : 81 Acres
School District: Lawrence
Roof : Built Up
Elec Service : 200 Amp
Construction : Concrete block
Heat : Electric baseboard
Possession : At closing
Water Heater : None
Sewer : Not operating

Built : 1952
1st Bedroom : 9 x 10'
Bath : Full Shower
Kit/Liv/Dine : L-shaped 21 x 27'
Porch : 8 x 28'
Deck : 14 x 38'

Beach: Sandy
Street: Paved private
Siding: Concrete block
Walls: Concrete block
Bsmnt: None, slab
Water: Condition unknown

REMARKS: Beautiful location along the East shore of this deep full rec lake. Great building site w/large frontage. Rebuild or add onto existing structure. Wooded too! Directions: Take CR 681, East on 64th or CR 365, Left on Ridge to property. *Taxes will increase after this 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 \$2,750+/- or \$4,250+/- for 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.

