



Jerdon Real Estate, Inc.

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PRICE: \$198,000 (Furnished) OR \$195,000 (Un-Furnished)

LOCATION:

KELSEY LAKEFRONT

Address : 56172 Eastwood Drive, Cassopolis, MI 49031
Approx Sq Ft : 1,193 (O.D.)
Lot Size : 2 Lakefront lots total of 102' on lake, 129' on road by 150/163' deep
Taxes : '08 Taxes \$1,079 (Homestead); w/'09 SEV might be \$1,427 OR \$2,539 +/- (Non-Homestead). Estimate only not guaranteed*
Tax ID# : 14-040-230-017-00 (LaGrange Twp.)
Lake Size : 80 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 200 Amp
Construction : Frame
Heat : Electric baseboard
Possession : 30 Days after close
Water Heater : NEW 61 Gal electric
Sewer : Septic type

Beach: No sand
Street: Paved public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Full walkout unfin.
Water: Well/jet pump

Built : Unknown
1st Bedroom : 13 x 14'
2nd Bedroom : 7 x 7 1/2'
Bath : Full w/whirlpool tub.
Living Room : 12 1/2 x 18'
Kitchen : 10 x 14'
Dining/Entry : 10 1/2 x 24'
(3) Decks : 10 x 26 1/2' (Front); 10 x 26 (Roofed); 10 x 24 (Roofed)
Garage : Detached Carport 17 x 21'

Neighborhood: Eastwood Shores

REMARKS: SHOWN BY APPOINTMENT ONLY AFTER 1 PM. Three Levels. Oak Kitchen cabinets, oak Liv & Br ceilings, Andersen windows on all levels. Very quiet neighborhood, several flower beds & vegetable garden area. Many bird species. Other levels framed-out for finishing. Included for \$198,000: All new or like new: Range, refrigerator, microwave cart, oak tile table w/6 chairs, butcher block, glass table, La-z-boy couch, double recliner, La-z-boy rocker recliner, oak desk w/ chair, computer desk, oak entertainment center, large picture, queen, full & bunk beds all w/springs & mattresses, 2 chests + drawers, washer, dryer. Homeowner's Assoc. Park with picnic facilities. *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)

