



Jerdon Real Estate, Inc.

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PRICE: Was \$159,900 NOW \$149,900.

LOCATION:

LAKE CORA LAKE VIEW & NEARBY TO PUBLIC ACCESS

Address	: 45554 West Street, Lawrence, MI 49064	Built	: 2004
Approx Sq Ft	: 1,579 (O.D)	1st Bedroom	: 14 x 14' Master
Lot Size	: 2 Acres; Irregular shaped w/216' on Hill St., 193' on West St., by approx. 435' deep.	2nd Bedroom	: 10 x 11'
Taxes	: '08 Taxes \$3,248 (Non-Homestead) w/'09 SEV might be about the same (Homestead would be less) Estimate only not guaranteed*	3rd Bedroom	: 10 x 11'
Tax ID#	: 80-14-018-044-30 (Paw Paw Twp.)	Bath	: Mstr Full Tub/Shower Sep Shower
Lake Size	: 197 Acres	Bath	: Full Tub/Shower
School District:	Lawrence	Living Room	: 15 x 18'
Roof	: Shingles	Dining	: 12 ½ x 13'
Elec Service	: 200 Amp	Kitchen	: 12 x 14 ½'
Construction	: Frame	Entry	: 6 x 6'
Heat	: HVAC Natural gas	Decks (2)	: 8 x 24'; 10 x 13'
Possession	: At close		
	Street: Paved public		
	Siding: Vinyl		
	Walls: Dry wall		
	Bsmnt: Crawl space		
	Water Heater: 40 Gal electric		
	Water: 5" Well/sub pump		
	Sewer: Septic type		

REMARKS: PUBLIC ACCESS HAS RAMP FOR BOAT LAUNCHING ALSO SAND GRAVEL BEACH JUST 500' FROM PROPERTY. SUPERIOR CONDITION THROUGHOUT. Located across the street from lake with a view of the lake. Just minutes from Lake Cora Hills Golf Course. Including: Range, refrigerator, washer/dryer, coffee maker, toaster, kitchen table w/6 matching chairs, 5 TV sets including the 56" with stand/storage, wine rack, misc. stand in dining room, 2 sofas, la-z-boy rocker, 2 standalone lamps, coffee table, wall mirror, entry table, queen bed, 2 double beds, all springs/mattresses, 3 night stands, 2 chests of drawers, breakfast table, grill, outdoor table w/6 chairs, Rubbermaid storage units, lighthouse. *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)



