



Jerdon Real Estate, Inc.

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PRICE: Was \$269,900 NOW \$249,900.

LOCATION:

CHRISTIANA CREEK WATERFRONT & CONNECTING 3 LAKES

Address	: 69224 Country Trace, Edwardsburg, MI 49112	Built	: Unknown
Approx Sq Ft	: 1,656 (O.D.)	1st Bedroom	: 12 x 16 1/2'
Lot Size	: 2+ Acres: Approx. 200' wide, 300' along creek, 175/500' deep	2nd Bedroom	: 12 1/2 x 14'
Taxes	: '09 Taxes \$1,114 (Homestead); w/'10 SEV might be \$2,566 OR \$4,260 +/- (Non-Homestead) Estimates only not guaranteed*	Bath	: Full Tub/Shower
Tax ID#	: 14-090-012-018-00 (Ontwa Twp.)	Living Room	: 19 x 24'
Lake Size	: 472 Acres	Kitchen	: 10 x 18'
School District:	Edwardsburg	Dine	: L-Shaped 20 1/2 x 24'
Roof	: New 2010	Family	: 14 x 18' (Basement)(or 3 rd BR)
Elec Service	: 200 Amp	Deck	: 12 x 16'
Construction	: Frame	Fireplace	: Brick; Wood-burning
Possession	: 30 Days after close	Patio Pavilion	: 18 x 24'
Heat	: HVAC Geo-thermal**	Garage	: 2-Car detached 27 x 46' with overhead loft
Water Heater	: (2) 40-Gal Electric		
	Beach: No sand		
	Street: Private gravel		
	Siding: Wood & brick		
	Walls: Drywall/barn siding		
	Bsmnt: 20%		
	Water: 2" Well/Jet pump		
	Sewer: Septic type		

Neighborhood:

REMARKS: Christiana Creek at this point connects by boat to 3 lakes: Juno, Christiana & Painter w/472 acres of surface water. Interesting canals, coves, bays, creeks, & undeveloped shores all can be explored by boat. Large site provides rare opportunity to be waterfront & private. VERY SCENIC & WOODED. Blue Ribbon Edwardsburg Schools! Included: All window treatments,, range, refrigerator, dishwasher, washer, dryer, water softener, microwave, book cases, fireplace screen, grate tools. STONE BENCH IN YARD NOT INCLUDED. Interior of home is very rustic with hand hewn beams & barn siding ceilings. **Total elec bills have been \$40 to \$200/ per month year-round. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: U.S. 12 East of Edwardsburg, N. on Christiana Cr Rd, L. (West) on Country Trace to property.