



Jerdon Real Estate, Inc.

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PRICE: Was \$250,000 NOW \$219,900.

LOCATION:

LAKE OF THE WOODS CHANNELFRONT

Address : 46735 Prospect, Decatur, MI 49045
Approx Sq Ft : 2,178 (O.D.) (Includes 676' in finished basement*)
Lot Size : (2) Lots totaling 150' on channel & road by 100' deep
Taxes : '09 Taxes \$2,781 (Homestead); Property assessment is under appeal

Tax ID# : 80-10-045-004-01 (Hamilton Twp.)
Lake Size : 265 Acres
School District: Decatur
Roof : NEW '07
Elec Service : 200 Amp
Construction : Frame
Possession : At close
Water Heater : 40 Gal electric
Heat : Electric baseboard w/ central air conditioning
Sewer : Septic type

Built : 1988
1st Bedroom : 10 ½ x 14'
2nd Bedroom : 11 x 12'
3rd Bedroom : 10 x 10 ½'
Bath : Full Tub/Shower
Bath : Half
Living Room : 13 ½ x 19'
Kitchen : 12 x 12'
Dining : 11 x 12'
Recreation Rm : 26 x 26' (Lower Level)
Fireplace : Gas log
Deck : 14 x 26'
Garage : 2-Car Attached 21 x 24'

Neighborhood:

REMARKS: Directions: From M-51 in Decatur, go N. on Phelps which becomes CR 352, L (S) on 47th, L (E) on Prospect.
 *Finished tri-level. Property assessment under appeal as assessment exceeds asking price. According to Township, provided home sits on one lot, the vacant lot might be buildable.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)

