



## Jerdon Real Estate, Inc.

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**PRICE: \$184,000**

### LOCATION:

### PLEASANT LAKEFRONT (Three Rivers, MI)

**Address** : 12667 Bidelman, Three Rivers, MI 49093  
**Approx Sq Ft** : 802 (O.D.)  
**Lot Size** : 100' along lake, 89' on road by 356/347' deep  
**Taxes** : '09 Taxes \$3,700 (Non-Homestead); w/'10 SEV might be \$4,753 +/- Estimate only not guaranteed\*  
**Tax ID#** : 75-004-009-019-00 (Fabius Twp.)  
**Lake Size** : 262 Acres  
**School District**: Three Rivers  
**Roof** : NEW '03  
**Elec Service** : 100 Amp  
**Construction** : Concrete Block  
**Heat** : Wood burning stove  
**Possession** : At close  
**Water Heater** : 20 Gal electric

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11 ½ x 13 ½'  
**2<sup>nd</sup> Bedroom** : 8 ½ x 11'  
**3<sup>rd</sup> Bedroom** : 8 x 15 ½'  
**Floored Attic** : 33' long, used as dorm sleeping loft  
**Bath** : Full Shower  
**Kitchen/Din** : 10 x 17'  
**Porch** : 16 x 18' Screened  
**Garage** : 2-Car detached 24 x 32'

**Beach:** Sandy  
**Street:** Private paved  
**Siding:** Con. block/Panel  
**Walls:** Block  
**Bsmnt:** None, Slab  
**Water:** Well/NEW '08 pump  
**Sewer:** Septic type

**REMARKS:** GREAT LOCATION w/level & spacious site. Included: Range refrigerator, microwave, deck table, 4 plastic chairs, 10 misc. chairs, couch, TV set & entertainment center, lamp table, table lamp, 4 folding chairs, 2 dining tables w/4 chairs, 2 dressers, 3 chests of drawers, double bed, queen bed, 5 single beds, mattresses & springs for all except 2 twin beds downstairs. All window treatments, porch swing, pier & pier supports. **Directions:** From Jones on M-60 go N on M-40, R(E) on Hoffman, R(S) on Stoldt, L(E) on Bidelman, R(S) at next paved street. \*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)