



Jerdon Real Estate, Inc.

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PRICE: Was \$175,000 NOW \$99,900.

LOCATION:

LAKE OF THE WOODS CHANNELFRONT

Address : 46243 CR 352, Decatur, MI 49045
Approx Sq Ft : 1,624 (O.D.)
Lot Size : (1+) Lots Totaling 112' on water, 111' on road by 265/285' deep
Taxes : 2012 TAXES UNDER APPEAL! 2011 \$4,727 (Non-Homestead) OR \$3,128+/- HOMESTEAD Estimate only not guaranteed*
Tax ID# : 80-10-065-040-00 (Hamilton Twp.)
Lake Size : 265 Acres
School District: Decatur
Roof : NEW `07
Elec Service : 120 Amp
Construction : Frame
Heat : HVAC Natural gas
Possession : At close
Water Heater : 40 Gal electric
Sewer : Septic type

Built : Unknown
1st Bedroom : 10 x 13 ½'
2nd Bedroom : 9 ½ x 12'
3rd Bedroom : 10 ½ x 12'
Bath : Full Tub/Shower
Living Room : 13 x 23 ½'
Kitchen : 9 ½ x 12'
Family Room : 11 x 21'
Garage : 2-Car Detached 22 x 28'

Beach: No sand
Street: Paved public
Siding: Aluminum
Walls: Panel
Bsmnt: Full
Water: Well/pump

REMARKS: Directions: M-51 to Decatur, at traffic light go north on Phelps which becomes CR 352, property on left. NOTE: Owner to appeal 2010 SEV at March 2011 Board of Review. If successful, taxes might be \$4,900 p/year +/- for Non-Homestead. *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)

