



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$169,900.**

### LOCATION:

### GRAVEL LAKEFRONT

**Address** : 32847 92<sup>nd</sup> Avenue, Lawton, MI 49065  
**Approx Sq Ft** : 1,084 SF (O.D.)  
**Lot Size** : Approx. 42' on lake & road by 176' deep.  
**Taxes** : 2012 \$1,867.32 (Non-Homestead) w/2013 SEV  
 might be \$4,603 +/- (+ sewer)\*\* estimate only not  
 guaranteed\*  
**Tax ID#** : 80-16-031-005-00 (Porter Twp)  
**Lake Size** : 299 Acres  
**School District:** Lawton  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Gas log fireplace  
**Possession** : At close  
**Water Heater** : 30 gal elec  
**Sewer** : Municipal, buyer assumes assessment\*\*

**Built** : Began 1970, finished 1984  
**1<sup>st</sup> Bedroom** : 9 ½ x 12'  
**2<sup>nd</sup> Bedroom** : 9 ½ x 11 ½'  
**3<sup>rd</sup> Bedroom** : 7 ½ x 8'  
**Bath** : Full tub/shower  
**Bath** :  
**Kit/Din/Liv Rm** : 24 x 24'  
**Decks** : (2) 10 x 18', 8 x 24'  
**Shed** : 8 x 12'  
**Fireplace** : Propane gas log

**Beach:** Sandy  
**Street:** Private gravel  
**Siding:** Wood  
**Walls:** Dry wall  
**Bsmnt:** None, slab  
**Water:** Well/jet pump

**REMARKS: INCLUDED:** Range, ref., micro wave oven, din table w/ 4 matching chairs, recliner, floor lamp, air conditioner, patio table & 4 chairs, pier supports, raft, fishing boat, pontoon boat & motor, shed, TV set & stand, lawn mower. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*\*Another \$590 on tax bill for annual sewer assessment principle/interest until paid in full with approx. \$8,082 +/- of principle left. Sewer bill at \$45 per month.

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