



## Jerdon Real Estate, Inc.

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**PRICE: Was \$365,000 Now \$349,900.**

### LOCATION:

### KEELER LAKEFRONT

**Address** : 60293 Walnut Drive, Decatur MI 49045  
**Approx Sq Ft** : 1,757 (O.D.)(477 SF on 2<sup>nd</sup> Level)  
**Lot Size** : 50' on lake, 120' on road by 165/199' deep.

**Taxes** : 2014 \$4,276 (Non-Homestead) w/2014 SEV might  
 Be \$5,042 +/- estimate only not guaranteed

**Tax ID#** : 80-12-140-005-35 (Keeler Twp)

**Lake Size** : 73 Acres (all-sport)

**School District:** Dowagiac

**Roof** : Shingles 2007

**Elec Service** : 100 amp +

**Construction** : Frame

**Heat** : HVAC propane gas

**Possession** : 14 Days after closing

**Water Heater** : 50 gallon electric

**Sewer** : Septic type

**Beach:** Sandy

**Street:** Public paved

**Siding:** Wood

**Walls:** Dry wall

**Bsmnt:** Full walkout

**Water:** Well/jet pump

**Built** : 1987

**1<sup>st</sup> Bedroom** : 11 x 11

**2<sup>nd</sup> Bedroom** : 10 x 11 ½

**3<sup>rd</sup> Bedroom** : 12 ½ x 16 ½' (2<sup>nd</sup> Level)

**Bath** : Full Tub/shower

**Bath** : Full Shower (2<sup>nd</sup> Level)

**Bath** : Full Shower (Lower level)

**Living Room** : 10 x 26

**Kit/Dining** : 12 x 21 ½

**Family Room** : 12 x 15'

**Fireplace** : Marble, wood burning

**Deck** : 10 x 53'

**Storage Rm** : 10 ½ x 12 ½'

**Wet bar:**

**REMARKS:** Range, ref., washer, dryer, micro wave, 3 couches, 3 lamp tables, queen & 2 double beds all w/springs & Mattresses, chest of drawers, dining room table & 4 chairs, fireplace screen grate & accessories, TV set & stand, pier w/supports, paddle boat, outdoor umbrella, all window treatments. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Wet bar cabinet doors to be replaced.

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