



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$987,000 NOW \$839,000.

LOCATION:

INDIAN LAKEFRONT

| | | | |
|-------------------------|---|-------------------------------|--|
| Address | : 55665 Indian Trail, Eau Claire MI 49111 | Built | : 1979/1980 |
| Approx Sq Ft | : 3,891(O.D.)(1,438' Lower Level, 859' 2 nd Level) | 1st Bedroom | : Master 13½ x 20' |
| Lot Size | : 0.75+/- Acre: 155' on lake, 165' across back (lesser Road frontage by 150/191' deep. | 2nd Bedroom | : 11½ x 18' |
| Taxes | : 2013 \$4,857 (Homestead) w/2014 SEV might be \$8,197+/- estimate only not guaranteed* | 3rd Bedroom | : 12 x 14' (2 nd level) |
| Tax ID# | : 14-130-147-001-00 & 14-130-031-020-00 | 4th Bedroom | : 10 x 12 (2 nd Level) |
| Lake Size | : 501 Acres (Silver Creek Twp) | (4) Baths | : Master Tub/shower, Full Tub, Full Shower(2 nd L) Full Shower (Lower L.) |
| School District: | Eau Claire | Living Room | : 19 x 23 (Vaulted ceiling) |
| Roof | : Shingles | Family Room | : 13½ x 19' Foyer: 8 x 16' |
| Elec Service | : (2) 200 amp boxes | Kit/Breakfast | : 13½ x 14, 8 x 16' (Lower L.) |
| Construction | : Frame | Dining Room | : 12 x 17' (Lower L.) |
| Heat | : Electric baseboard | Office | : 12 x 24' (2 nd Level) |
| Possession | : Not prior to 10/1/14 | Loft area | : 17 x 17 (2 nd Level) |
| Water Heater | : 40 gal elec (2013) | Workshop | : 7 x 20' Util Area: 8x14 (Lower L.) |
| Sewer | : Municipal | (2)Fireplaces | : Brick, Fieldstone wood burning |
| (3) Balconies | : 4 x 14, 4 x 11, 4 x 14 | Garage | : 2-Car attached 22 x 25' |
| (4) Decks | : Roadside 8x20 Lakeside 12x20, 8x10, 11x21 | Boathouse | : 14 x 26 Barn: 26 x 33' |

REMARKS: INCLUDED: range, garage ref., micro wave, dishwasher, washer, dryer, water softener, all window treatments, pier w/supports, dining table w/6 chairs, hutch, china cabinet, couch, 2 vinyl chairs, 2 floor lamps, 3 table lamps, 2 end tables, coffee & sofa tables, 3 upholstered chairs, 2 Murphy beds w/springs/mattresses, 1 fireplace tool set, kit island & 3 stools, desk & chair, workbench & workshop shelving. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.