



Jerdon Real Estate, Inc.

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PRICE: \$249,900.

LOCATION:

ROBBINS LAKEFRONT

Address : 67035 Hillcrest Drive, Jones MI 49061
Approx Sq Ft : 1,601(O.D.)(Includes 610 SF finished walkout)
Lot Size : (3) Lots totaling 152' on lake, 190' along road by 162/176' deep.
Taxes : 2016 \$2,444 (Homestead) w/2017 SEV might be \$3,115 OR \$5,114+/- Non-Homestead estimate only not guaranteed*
Tax ID# : 14-120-120-010-00
Lake Size : 64 Acres (small engine)
School District: Constantine
Roof : NEW 2014
Elec Service : 200 & 100 amp boxes
Construction : Frame
Heat : HVAC gas & heat pump
Possession : See below*
Water Heater : 50 gal propane gas
Sewer : Septic type

Built : 1982
1st Bedroom : 12 x 17 (triangle shape)
2nd Bedroom : 15 x 16
Bath : Full Tub/shower
Bath : Full shower (Walkout)
Bath : Half
Living Room : 15 x 24'
Kitchen : 8 x 18'
Family/kit : 23 x 36' (Walkout)
Fireplace : Stone, gas log
Deck : Wrap around 3/7' x 170'
Pole Barn : 24 x 50' insulated & heated.
Shed : 6 x 6'
Screen House : 10 x 10'

Beach: No sand
Street: Public gravel
Siding: Vinyl
Walls: Pine/panel
Bsmnt: Finished walkout
Water: (2) 5" for house*

REMARKS: Included: 2 refs., 2 ranges, washer, dryer, 2 TV sets, entrance table, bookshelf stand, 2 coffee tables, king & queen beds w/springs & mattresses, chest of drawers, freestanding gas heater, kit table & 6 chairs, 7 bar stools, wicker couch, coffee table, & 2 chairs, gas grill, deck table & 4 chairs, 2 lawn chairs, all window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Possession of house at closing & pole barn 30 days after closing. *Has 2nd well for lawn irrigation. **DIRECTIONS:** From Jones, S. on M40, Right (W) on Teasdale, Left (S) on Robbins Lake Rd, Right on Hillcrest.

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