



## Jerdon Real Estate, Inc.

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**PRICE: \$159,900.**

### LOCATION :

### SHAVEHEAD LAKE ACCESS

**Address** : 65837 Lakeshore, Vandalia, MI 49095

**Apprx Sq Ft** : 1,220' (O.D.)

**Lot Size** : (2) Lots totaling 120' by 130' deep.

**Taxes** : '05 \$1,015(Homestead) w/06 SEV might be \$1,187OR \$2,013+/- Non-Homestead estimate only not guaranteed\* (+ sewer, see below)

**Tax ID#** : 14-120-110-010-33 (Porter Twp.)

**Lake Size** : 289 acres

**School District:** Constantine

**Roof** : Shingles

**Elec. Service** : 100 amps

**Construction** : Modular

**Heat** : HVAC propane

**Possession** : 30 Days after close

**Wtr Heater** : 30 gal. propane **Water:** 5" well/pump

**Sewer** : Municipal, purchaser assumes assessment\*\*

**Beach:** Sandy

**Street:** Public paved

**Siding:** Alumn.

**Walls:** Dry wall coated

**Bsmnt:** Crawl space

**Year Built** : 1988 Skyline modular home

**1<sup>st</sup> Bedroom** : Master 10 x 10 ½'

**2<sup>nd</sup> Bedroom:** 9 x 11'

**3<sup>rd</sup> Bedroom:** 8 ½ x 12'

**Bath** : Full tub/shower (master)

**Bath** : Full tub/shower

**Living Rm** : 16 ½ x 21 ½'

**Dining Rm** : 10 x 10 ½'

**Kit/Breakfast:** 12 x 12 ½'

**Utility** : 5 x 6'

**Decks** : (2) 12 x 22, 12 x 14'

**Garage** : 2-Car detached 24 x 32', insulated.

**Shed** : 8 x 10'

**Subdivision:** Marks Shavehead Lake

**REMARKS:** Private Access is literally only 8 steps from the front yard directly across the street. Many custom upgrades in including custom solid hardwood oak trim, solid oak kitchen cabinets, built in oak shelving & cabinets, oak doors, & newer windows. Included: range, refrigerator, washer, dryer, water softener, owner's portion of pier, deck furniture, all window treatments, storage shed, kitchen table and four chairs. Garage heater not included. **SHOWINGS BY APPOINTMENT ONLY.** Directions: Birch Drive, West on Rainbow, Right on Glendon, Left on Lakeshore. \*Jerdon cannot guarantee future tax estimates but provides this estimate to assist the purchaser. \*\*'06 Sewer principle/interest was \$523; remaining total sewer assessment of \$4,677 which can be paid in full at anytime; \$40 p/month sewer utility bill.

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

