

#T-3510



## Jerdon Real Estate, Inc.

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**PRICE: \$205,000**

### LOCATION:

### CHRISTIE LAKEFRONT

**Address** : 67179 Territorial Road, Lawrence, MI 49064  
**Approx Sq Ft** : 1,183 (O.D.)  
**Lot Size** : Approx. 56' on lake and road by 95' deep +/-

**Taxes** : '06 \$1,945 (Non-Homestead); w/'07 SEV might be \$4,391 +/- estimate only\*

**Tax ID#** : 80-13-026-044-00 (Lawrence Twp.)

**Lake Size** : 211 Acres

**School District:** Lawrence

**Roof** : Shingles

**Elec Service** : 100 Amp

**Construction** : Frame

**Heat** : CFA Propane Gas

**Possession** : At closing

**Water Heater** : 40 Gal elec

**Sewer** : Septic type

**Beach:** Sandy

**Street:** Paved public

**Siding:** Aluminum

**Walls:** Knotty pine/drywall

**Bsmnt:** Crawl space

**Water:** Well jet pump

**Built** : Unknown

**1<sup>st</sup> Bedroom** : 8 x 14 1/2'

**2<sup>nd</sup> Bedroom** : 8 x 14 1/2'

**Bath** : Full Tub/Shower

**Living Room** : 13 1/2 x 14 1/2'

**Kitchen/Dine** : 13 x 14 1/2'

**Porch** : 9 x 29' Enclosed

**Garage** : 1-Car Attached 14 x 22'

**REMARKS:** Included: Range, refrigerator, 2 dining tables w/8 chairs, fireplace, 2 couches and matching chair, 2 green chairs, coffee table, air conditioner, 2 lamp tables, bunk bed w/springs & mattresses, pier w/supports, paddle boat. \*Jerdon cannot guarantee tax estimate but provides to assist buyer. Christie lake is a full rec private lake with no public access.

