



## Jerdon Real Estate, Inc.

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**PRICE: \$175,000**

### LOCATION:

### INDIAN LAKEFRONT

**Address** : 33483 Tice, Eau Claire, MI 49111  
**Approx Sq Ft** : 890 (O.D.)  
**Lot Size** : 39' on lake, 21' on road by 83' deep;  
 Backlot: 21 x 33'  
**Taxes** : '09 Taxes \$2,561 (Non-Homestead); w/'11 SEV  
 might be \$4,128 Estimate only not guaranteed\*  
**Tax ID#** : 14-130-405-006-10 & 14-130-405-006-00  
 (Silver Creek Township)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 60 Amp  
**Construction** : Frame  
**Possession** : At close  
**Heat** : Propane gas wall furnace  
**Water Heater** : (2) 12-gal electric each  
**Sewer** : Municipal sewer, No assessment

**Beach:** Very Sandy  
**Street:** Private paved  
**Siding:** Vinyl  
**Walls:** Panel  
**Bsmnt:** Crawl space  
**Water:** Well/jet pump

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 8 x 17'  
**2<sup>nd</sup> Bedroom** : 8 x 12'  
**Bath** : Full Shower  
**Living Room** : 12 x 18'  
**Kitchen** : 6 x 10'  
**Dining** : 10 x 12'  
**Deck** : 14 x 22'  
**Garage** : 2-Car Detached 20x21'(back lot)  
**Neighborhood:** Tice Beach

Included: Range, ref, washer/dryer, microwave, dining table w/4 chairs, desk, king & queen beds w/springs & mattresses, 3 chests of drawers, dresser, air conditioners, couch, 2 upholstered chairs, bench, 5 table lamps, 3 lamp tables, floor lamp, tv set/stand, vinyl chairs/tables, outdoor table/chair, pier/supports, picnic table, push lawn mower, gas grill.

**REMARKS:** Tice Beach Resort Condominium has a home owner's association fee currently of \$\_\_\_\_\_ per year to maintain road & common areas. Abuts private lake access easement on east side. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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