



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$425,000 NOW \$398,000.**

### LOCATION:

### BARRON LAKEFRONT

**Address** : 1240 Huff Avenue., Niles, MI 49120  
**Approx Sq Ft** : 2,132 (O.D.)  
**Lot Size** : 100' on lake & road by 300' +/- deep  
**Taxes** : '10 Taxes \$2,080 (Homestead); w/'11 SEV might be \$3,810 or \$6,941 +/- Non Homestead; Estimate only not guaranteed\*  
**Tax ID#** : 14-020-021-112-00 (Howard Twp.)  
**Lake Size** : 207 Acres  
**School District:** Niles  
**Roof** : Shingles  
**Elec Service** : 200 Amp  
**Construction** : Limestone  
**Heat** : CFA Natural Gas  
**Water Heater** : Municipal, buyer assumes assessment\*\*  
**Possession** : 30 Days after close  
**Sewer** : 40 Gal gas

**Beach:** Extremely Sandy!  
**Street:** Paved private  
**Siding:** Limestone  
**Walls:** Plaster/Dry wall  
**Bsmnt:** Crawl space  
**Water:** 5" Well/sub pump

**Built** : 1960s  
**1<sup>st</sup> Bedroom** : 12 x 14'  
**2<sup>nd</sup> Bedroom** : 11 x 11' Adjoined Dressing Rm 8x11'  
**Bath** : Full Tub/Shower  
**Bath** : Full Shower  
**Bath** : Half  
**Living Room** : 15 x 22'  
**Kitchen** : 11 x 13'  
**Dining Area** : 11 ½ x 11'  
**Family Room** : 19 ½ x 22'  
**Utility** : 6 x 11'  
**Fireplace** : Limestone; Wood-burning  
**Foyer** : 8 ½ x 16'  
**Gazebo** : 12 x 12'  
**Garage** : 4-Car Detached 24 x 38'

**APARTMENT:** 576 SF, 100 Amp, Bath: Full Shower; Bedroom: 8 ½ x 15'; Liv/Kit/Din: 14 x 23'

**REMARKS:** Included: Main Home: Wood-burning stove, water softener, all window treatments. Apartment: Range, refrigerator, microwave, window air conditioner, all window treatments. \*\*Another \$312.55 on tax bill, but only \$550 total sewer principle assessment remains. \*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)