



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: WAS \$199,000. NOW \$156,000 MAKE OFFER!

LOCATION:

CHRISTIANA LAKEFRONT

Address : 68272 Christiana Drive, Edwardsburg MI 49112
Approx Sq Ft : 1,120' (O.D.)
Lot Size : 43' on lake, 49' on road by 174' deep. (also has One side that fronts on channel)
Taxes : 2012 \$1,759.29 (Non-Homestead) w/'13 SEV might Be \$2,743 +/- estimate only not guaranteed*
Tax ID# : 14-090-200-001-00 & 14-060-110-032-00
Lake Size : 179 acres* plus
School District: Edwardsburg
Roof : Needs repair*
Elec Service : 100 amp
Construction : Frame
Heat : Natural gas CFA
Possession : At closing
Water Heater : 30 gal gas
Sewer : Municipal, buyer assumes assessment*

Beach: Firm; gravel
Street: Public paved
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: Well/jet pump

Built : Unknown
1st Bedroom : 9 ½ x 11 ½
2nd Bedroom : 9 x 11 ½
3rd Bedroom : 9 ½ x 10'
Bath : Full tub/shower
Living Room : 15 x 15 ½'
Kitchen/Din : 12 x 20'
Utility : 4 ½ x 10'
Fireplace : Wood burner
Garage : 2-car detached 20 x 24'

Neighborhood: Cape Christiana

REMARKS: Christiana connects to Juno Lake at 218 acres & Painter Lake at 103 acres plus the many navigable channels & Christiana Creek waterway. Miles and miles of water to explore. DIRECTIONS: From U.S. 12, N. on Christiana Lake Road, L. on Channel Pkwy, L. on Christiana Dr. *Sewer assessment does not appear on tax bill and is billed separately ; 2012 was \$725.02 for prin/interest; remainder balance approx. \$5,501.77. *Roof has leaked in the past & needs repair or eventual replacement. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Whatever personal property is on site as closing shall be accepted by purchaser.

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