



Jerdon Real Estate, Inc.

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PRICE: \$289,000.

LOCATION:

GRAVEL LAKEFRONT

Address : 32318 South Street, Lawton MI 49065
Approx Sq Ft : 2,305' (945 SF 2nd Level)
Lot Size : 57' on Lake, 60' on road by 60/75' deep. Back-Lot: 61' on road, 54' back by 100' deep.
Taxes : 2016 \$4,450 (Non-Homestead) w/2016 SEV might be \$6,237+/- estimate only not guaranteed**
Tax ID# : 80-16-235-020-00 & 80-16-103-005-00
Lake Size : 296 Acres
School District: Lawton
Roof : 2010
Elec Service : 100 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 40 gal elec
Sewer : Municipal, buyer assumes remainder**

Built : Unknown
1st Bedroom : 10 x 15½
2nd Bedroom : 10 x 12
3rd Bedroom : 13½ x 14' (2nd Level)
4th Bedroom : 9 x 10½ (2nd Level)
Bath : Full Tub/shower
Living Room : 14 x 17'
Kit/Dining : 14½ x 20½
Family Room : 8 x 41'
Sitting Room : 14 x 18'
Fireplace : Brick wood burning
Decks : 17x17, 9x17, 6½ x 30
Garage : 2-Car detached 24 x 24'

REMARKS: INCLUDED: din table w/6 chairs, couch, 2 love seats, arm chair, 4 twin & 2 queen beds all w/springs/mattresses, 4 chests of drawers, all window treatments, picnic table, gas grill, square coffee table, rocking chair.
 *Jerdon cannot guarantee tax estimate but provides to assist the buyer.**Another \$548 on tax bill for sewer until paid in full; balance of approx. \$6,750 remains. Home has 2 furnaces.