



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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MLS #11798677



PRICE: \$798,000.

LOCATION:

LEWIS LAKEFRONT

Address : 16036 Lewis Lake Dr., Vandalia MI 49095
Approx Sq Ft : 2,828' (I.D.)
Lot Size : 0.90 Acre 104' on lake, 100' on rd by 374/406' deep.
Taxes : 2025 \$3,512 (Homestead) see below*
Tax ID# : 14-100-036-043-80 (Penn Twp)
Lake Size : 20 Acres connects to Donnell 246 acres
School District: Cassopolis
Roof : 2014 Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC nat. gas
Possession : 30 days after closing
Water Heater : 82 gal electric
Sewer : Septic system**

Beach: No sand
Street: Private paved
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Full walkout
Water: 5" well/sub pump

Approx. Built : 1997
1st Bedroom : Primary 13½ x 15½
2nd Bedroom : 10½ x 12½ (Lower Level)
3rd Bedroom : 10½ x 12½ (Lower Level)
4th Bedroom : 8 x 19½ (Lower Level, no closet)
Bath : Primary Full whirlpool tub& shower
Bath : Full Tub / Shower (Lower Level)
Bath : Half Bath
Great Room : (Kit) 27 x 27½
Dining area : 7 x 12'
Laundry : 9½ x 10' (Utility sink/cabinets)
Family Room : 17 x 18½ (Lower Level)
Porch : Screened 16 x 16'
Fireplace : Wood burning, marble faced
Deck : 9/16' x 50' (2023) **Shed:** 10x12'
Bonus Room : 11 x 11', needs finishing (Lower L)
Garage : 2½ Car attached 24½ x 25'

REMARKS: Very private location. 23 x 53' concrete parking area across road plus concrete drive. Pella windows, Corian counter top, wifi thermostat, gutter leaf filters, whole house surger, new deck & ref., walkin closets. INCLUDED: pier, shed, water softener, extra water heater, range ref., micro wave oven, dishwasher, washer, dryer, all window treatments excluding living room drapes, garage door remotes. **Septic system is large with 2,000 tank etc., see specs. Seller having it pumped and inspected. Private Rd maintenance less than \$100 p/yr. Current taxes do not reflect taxes post sale once taxable value is uncapped and/or held as a non-homestead. Lines drawn on aerials are not a survey & are rough approximates only.