



Jerdon Real Estate, Inc.

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PRICE: Was \$450,000. NOW \$399,000.

LOCATION : EAGLE LAKEFRONT (Paw Paw, MI)

Address	: 43925 Carla Drive, Paw Paw, MI 49079	Year Built	: 1976, One owner
Apprx Sq Ft	: 2,210' (O.D.)	1st Bedroom	: Master 13 x 15'
Lot Size	: 79' on lake, 130' on road by 278/297' deep.	2nd Bedroom	: 11 x 12'
		3rd Bedroom	: 10 x 12'
Taxes	: '07 \$3,314(Homestead) w/07 SEV might be \$5,567OR \$8,585+/- Non-Homestead estimate only not guaranteed*	4th Bedroom	: 10 x 11 1/2'
Tax ID#	: 80-14-380-002-00 (Paw Paw Twp.)	Bath	: Master Full Shower
Lake Size	: 185 acres	Bath	: Full tub/shower
School District	: Paw Paw	Bath	: Half
Roof	: NEW '04	Living Rm	: 13 x 19'
Elec. Service	: 300 amps	Dining Rm	: 11 x 13 1/2'
Construction	: Frame	Kit/Breakfast	: 13 x 18'
Heat	: Electric baseboard	Family Rm	: 13 1/2 x 15'
Possession	: 30 Days after close	Foyer	: 6 x 11'
Wtr Heater	: 80 gal. electric	Fireplaces	: (2) Both brick, wood burning
Sewer	: Septic type,	Deck	: 12 x 22'
		Patio	: 12 x 19'
		Garage	: 2-Car attached 24 x 24' paved drive
		Shed	: 10 x 12'

REMARKS: SHOWN BY SCHEDULED APPOINTMENT! A great location on the North shore. Tri-level floor plan with Tudor style exterior. Included: range, ref., washer, dryer, all window treatments, pier w/supports, pontoon boat & motor, irrigation pump. 16 x 29' attic has ample height for additional finished living space. *Jerdon cannot guarantee future taxes but provides this estimate to attempt to assist the buyer rather than just quoting current taxes. Directions: M-51 North of Decatur or South of I-94 (Exit 56), West on Paw Paw St., L. on Hoodrije, Left on Carla to property.



Kitchen.



1 of 2 brick fireplaces.



Sand beach & great lake view.



Lakeside.



Dining.



2nd fireplace.