



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$249,900**

### LOCATION:

### LAKE OF THE WOODS CHANNELFRONT

<b>Address</b>	: 46531 Delta, Decatur, MI 49045	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,975 (O.D.) (Includes 625' in Finished basement)	<b>1<sup>st</sup> Bedroom</b>	: 10 ½ x 13 ½'
<b>Lot Size</b>	: (2) Lots totaling 150' on channel & road by 152/157' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 9 x 11 ½'
<b>Taxes</b>	: '09 Taxes \$5,384 (Non-Homestead) w/'10 SEV might be \$6,857 +/- Estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 9 x 10'
<b>Tax ID#</b>	: 80-10-070-001-50 (Hamilton Twp.)	<b>Bath</b>	: Full Shower
<b>Lake Size</b>	: 265 Acres	<b>Bath</b>	: Full Tub/Shower (Whirlpool Tub)
<b>School District:</b>	Decatur	<b>Living Room</b>	: 15 ½ x 23'
<b>Roof</b>	: Shingles	<b>Kitchen</b>	: 11 x 16'
<b>Elec Service</b>	: 100 Amp	<b>Dining</b>	: 12 x 15 ½'
<b>Construction</b>	: Frame	<b>Family</b>	: 12 x 21' (Lower Level)
<b>Heat</b>	: HVAC Natural gas	<b>Deck</b>	: 16 x 40; 12 x 14'
<b>Possession</b>	: At close	<b>Fireplace</b>	: (2) Brick & Stone w/insert Both Wood-burning
<b>Water Heater</b>	: 40 Gal gas	<b>Garage</b>	: 2-Car attached 24 x 24'
<b>Sewer</b>	: Septic type	<b>Neighborhood:</b>	Delta Channel

**REMARKS:** Included: Deep freeze, range, refrigerator, washer, dryer, microwave, dishwasher, water softener, fireplace screens, grates & accessories, window treatments, pier w/pier supports, 1995 Smokercraft 20' pontoon boat w/25 HP Johnson outboard motor (needs repair). \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: From M-51 in downtown Decatur, MI, turn North on Phelps which becomes CR 352, Left on Delta to property.