



Jerdon Real Estate, Inc.

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PRICE: \$149,900

LOCATION:

GARVER LAKEFRONT

| | | | |
|-------------------------|--|-------------------------------|---|
| Address | : 70185 Beach Drive, Edwardsburg, MI 49112 | Built | : Unknown |
| Approx Sq Ft | : 1,165 | 1st Bedroom | : 9 x 9 1/2' |
| Lot Size | : 45' along lake, 40' on road by 115/133 deep. (4) Backlots (see plat) 100' x 120'+ | Bath | : Full Tub/Shower |
| Taxes | : '10 Taxes \$2,748 (Non-Homestead); w/'11 SEV might be \$3,733 +/- +Sewer**; Estimate only not guaranteed.* | Living Room | : 13 x 22' |
| Tax ID# | : 14-090-140-025-00 14-090-140-002-01(Ontwa Twp) | Kitchen | : 9 x 11' |
| Lake Size | : 77 Acres | Dining | : 10 x 15' |
| School District: | Edwardsburg | Garage | : 1-Car Attached 13 x 28' 1-Car Detached 12 x 21' (Back lot) |
| Roof | : Shingles | | |
| Elec Service | : 60 Amp | Beach: | Sandy |
| Construction | : Frame | Street: | Paved public |
| Heat | : CFA Natural gas | Siding: | Aluminum |
| Possession | : At close | Walls: | Panel |
| Water Heater | : 20 Gal electric | Bsmnt: | Crawl space |
| Sewer | : Municipal, Buyer assumes assessment** | Water: | Well/jet pump |

REMARKS: Includes: Gas Range, pier w/ pier supports, window treatments. **2010 Sewer prin/int payment was \$598 on tax bill. Assessment balance of another \$3,473. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

