



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$624,000.**

### LOCATION:

### DONNELL LAKEFRONT

<b>Address</b>	: 61427 Alexander Drive, Vandalia, MI 49067	<b>Built</b>	: 2001
<b>Approx Sq Ft</b>	: 3,052' (O.D.)(1,895 SF 1 <sup>st</sup> Floor)	<b>1<sup>st</sup> Bedroom</b>	: 10 x 14'
<b>Lot Size</b>	: 60' on lake, 58' on road by 239/268' deep. BackLots: Total 100' x 100'.	<b>2<sup>nd</sup> Bedroom</b>	: 9½ x 15'
<b>Taxes</b>	: 2010 \$5,175 (Non-Homestead) + sewer/water w/'11 SEV might be \$7,471+/- estimate only not guaranteed* (see below for sewer/water details)**	<b>3<sup>rd</sup> Bedroom</b>	: Master 17½ x 21' (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 14-100-340-011-00 & 14-100-340-047-00 (Penn Twp)	<b>Bath</b>	: Full Tub/shower
<b>Lake Size</b>	: 246 Acres (Full-rec)	<b>Bath</b>	: Master Full whirlpool tub/shower
<b>School District:</b>	Cassopolis	<b>Great Room</b>	: 26 x 34' (Includes kit & dining)
<b>Roof</b>	: Shingles	<b>Family Room</b>	: 11½ x 34'
<b>Elec Service</b>	: 200 amp	<b>Loft area</b>	: 13½ x 34' (2 <sup>nd</sup> Level)
<b>Construction</b>	: Frame	<b>Utility Rm</b>	: 8 x 10'
<b>Heat</b>	: HVAC natural gas	<b>Fireplace</b>	: Stone, wood burning
<b>Possession</b>	: At close	<b>Deck</b>	: 8 x 43'
<b>Water Heater</b>	: 40 gal elec	<b>Pole Barn</b>	: 30 x 40' (on back-lots)
<b>Sewer</b>	: Municipal, buyer assumes assessment**		

**REMARKS:** INCLUDED: range (NEW '11), stainless steel ref & micro hood (NEW '10), dishwasher, full-size washer, dryer, 2 sleeper sofas, futon, TV & stand, king & 2 queen beds w/springs & mattresses, maple dresser w/mirror, all window treatments, snow blower, lawn mower, trimmer, pier w/supports NOT INCLUDED: window treatments/valances in master bedrm, kit island, King bed headboard/footboard. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*\*Another \$776.72 appeared on tax bill for sewer & partial water assessment for annual prin/interest payment until paid in full. City water now being installed but not operational. Apparently, water connection is not mandatory but assessment remains. Sewer is \$1,845 & water \$5,753. Contact Penn Twp for details. DIRECTIONS: M-60 to Vandalia, S. on Main St., L. on Donnell Lk St., L on Alexander to property.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)