



## Jerdon Real Estate, Inc.

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**PRICE: \$139,500.**

### LOCATION:

### CARTER LAKEFRONT

<b>Address</b>	: 67115 Carter Lake Drive, Jones, MI 49095	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 856' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 10 x 11 ½'
<b>Lot Size</b>	: ¼ Acre; Approx 208' along lake & back line by 416' deep +/-.	<b>2<sup>nd</sup> Bedroom</b>	: 9 ½ x 15'
<b>Taxes</b>	: 2010 \$2,924 (Non-Homestead) w/'11 SEV might be \$2,439+/- estimate only not guaranteed*	<b>Bath</b>	: Full tub/shower
<b>Tax ID#</b>	: 14-120-029-017-00 (Porter Twp)	<b>Living Room</b>	: 17 x 19'
<b>Lake Size</b>	: 27+/- Acres	<b>Kitchen</b>	: 9 x 11 ½'
<b>School District:</b>	Constantine	<b>Deck</b>	: 10 x 33'
<b>Roof</b>	: Shingles	<b>Garage</b>	: 1-Car detached 16 x 23'
<b>Elec Service</b>	: 200 amp	<b>In-Ground</b>	
<b>Construction</b>	: Frame	<b>Pool</b>	: 18 x 30, 'kidney' shaped (heated)
<b>Heat</b>	: Elec baseboard	<b>Sheds</b>	: Two
<b>Possession</b>	: At close		
<b>Water Heater</b>	: 30 gal electric		
<b>Sewer</b>	: Septic type		

**REMARKS:** Nice rural location on this undeveloped scenic lake. VERY PRIVATE! Easy & nearby access to I-80/90.

**DIRECTIONS:** U.S. 12 East of Union, MI, go N. on Baldwin Prairie, R. on Carter Lake ST for just 1/10<sup>th</sup> mile, take immediate L. onto Carter Lk DR, 2<sup>nd</sup> house on R. **INCLUDED:** pier w/supports, pontoon boat (no motor), pool equipment, all sheds, sleeper sofa, 4 red chairs, 3 TVs, 2 beds w/springs/mattresses, dresser, book case, window AC, range, ref., washer, dryer, all window treatments. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.