



Jerdon Real Estate, Inc.

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PRICE: Was \$250,000. Now \$199,900.

LOCATION:

BIRCH LAKEFRONT

Address	: 62708 Woodland Drive, Vandalia MI 49095	Built	: 1967
Approx Sq Ft	: 949'(O.D.)	1st Bedroom	: 12½ x 12½
Lot Size	: 30' on lake, 164' on road by 262/309' deep.	2nd Bedroom	: 12 x 12½
Taxes	: 2016 \$1,774 (Homestead) w/2017 SEV might be \$3,274 OR \$5,720+/- Non-Homestead estimate only not guaranteed*	Bath	: Full Tub
Tax ID#	: 14-120-080-028-00 (Porter Twp)	Liv/Kit/Din	: 13 x 26'
Lake Size	: 296 Acres	Fireplace	: Brick, wood burning
School District:	Cassopolis	Garage	: 2-Car attached 24 x 26'
Roof	: Shingles	Shed	: 8 x 12'
Elec Service	: 200 amp		
Construction	: Frame		
Heat	: Electric baseboard	Beach:	Sandy
Possession	: At closing	Street:	Private gravel
Water Heater	: 40 gal electric	Siding:	Brick
Sewer	: Municipal	Walls:	Dry wall
REMARKS:	Included: range, ref., micro wave, pier w/supports, all window treatments, wood stove, & shed. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.		

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