



Jerdon Real Estate, Inc.

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PRICE: Was \$229,900. NOW \$219,900.

LOCATION:

PINE LAKEFRONT

Address : 11489 Lakeshore Drive, Plainwell, MI 49080
Approx Sq Ft : 1,500 (includes 480 SF in finished lower level)
Lot Size : 166' along lake, 32' on road by 63/137' deep.
Taxes : '09 \$4,701 (Non-homestead) w/'10 SEV might be \$4,687 +/- *estimate only not guaranteed*
Tax ID# : 08-12-320-040-00 (Barry County, Prairieville Twp)
Lake Size : 660 Acres
School District: Delton Kellogg
Roof : Shingles '00
Elec Service : 100 amp
Construction : Frame
Heat : Nat. gas forced air
Possession : At close
Water Heater : 50 gallon gas
Sewer : Municipal, \$131 for 3 months utility.

Built : 1948
1st Bedroom : 12 x 16'
2nd Bedroom : 10 x 14'
3rd Bedroom : 10 ½ x 13 ½'
Bath : Full tub/shower
Bath : Shower & stool (no sink)
Living Room : 14 x 19'
Kit/Dining : 13 ½ x 19'
Porch : Screened 10 x 24'
Fireplace : Gas log
Patio : 8 x 24'
Sheds : (2) 4 x 5', 8 x 10'

Beach: Sandy
Street: Private gravel
Siding: Vinyl
Walls: Plaster
Bsmnt: 30% walkout
Water: See below**

REMARKS: Beautiful lake with many coves, bays, peninsulas. **As required by Township, Seller will install new water well . Only 160 miles to the Chicago City limits via interstate nearly the whole distance. Directions: Take I-94, then North on U.S. 131 & take to Exit 49-A, East on M-89 for 6 miles through Plainwell, Left (N) on Doster for 4.5 miles, Right (E) on Merlau, Right on Lakeshore property on left. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: range, ref., micro-wave, water softener, window AC, picnic table, paddle boat, pier w/supports, swing, plastic table & chairs, all window treatments, 2 vinyl storage units, 2 double & queen beds all w/springs & mattresses, 4 chest of drawers, 9 lamp tables, 4 table lamps, 4 floor lamps, wicker storage chest, recliner, white shelf stand, dresser, floor fan, dining table & 6 chairs, 2 couches, coffee table, & rocking chair.