



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$885,000.**

### LOCATION:

### INDIAN LAKEFRONT

**Address** : 33632 Indian Trail, Eau Claire MI 49111  
**Approx Sq Ft** : 2,550'(O.D.)(1,230 SF Lower level)  
**Lot Size** : 60' on lake & road by 109/110' deep.  
**Taxes** : 2013 \$8,649 (Non-homestead) w/2014 SEV might  
 Be \$8,891+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-141-004-00 (Silver Creek Twp)  
**Lake Size** : 500 Acres  
**School District:** Eau Claire  
**Roof** : Shingles  
**Elec Service** : 200 amp  
**Construction** : Pre-Fabricated  
**Heat** : HVAC propane gas  
**Possession** : At close  
**Water Heater** : 40 gal gas  
**Sewer** : Municipal

**Beach:** Sandy  
**Street:** Paved private  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Full walkout  
**Water:** 4" well/pump

**Built** : 2003  
**1<sup>st</sup> Bedroom** : Master 13 x 15'  
**2<sup>nd</sup> Bedroom** : 11 ½ x 12 ½  
**3<sup>rd</sup> Bedroom** : 9 x 10 ½'  
**4<sup>th</sup> Bedroom** : 11 x 13' (Lower level)  
**5<sup>th</sup> Bedroom** : 11 x 12' (Lower Level)  
**Bath** : Master Full shower  
**Bath** : Full Tub/shower  
**Bath** : Full Shower (Lower level)  
**Kitchen** : 9 x 21'  
**Living/Dining** : 13 x 26'  
**2<sup>nd</sup> Kit/Dining** : 9 x 25' (Lower Level)  
**Family Room** : 13 x 18 ½ (Lower Level)  
**Utility** : 5 x 6 ½'  
**Foyer** : 4 x 16' (2) Decks: 8x48' each  
**Fireplace** : Gas log  
**Garage** : 2 ½ Car Attached 24 x 24'

**REMARKS:** INCLUDED: 2005 Infinity Sunchaser 21 ft Pontoon boat w/45 HP engine, boat lift, pier w/supports, 2 ranges, 2 refs., 2 micro wave ovens, 2 dishwashers, washer, dryer, oak table w/6 chairs, matching leather couch & recliner, all coffee & end tables, Sony TV & cabinet, book case, queen king, double & 3 twin beds all w/springs/mattresses & head & foot boards & cabinets, dresser w/mirror, 4 night stands, floor lamp, wardrobe, desk & chair, 2 misc chairs, de-humidifier, kit table & 4 chairs, 2 red love seats, chest of drawers, 2 gas grills, all water treatment, filtering, & softening units, all outdoor tables & furniture, all window treatments. \*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)