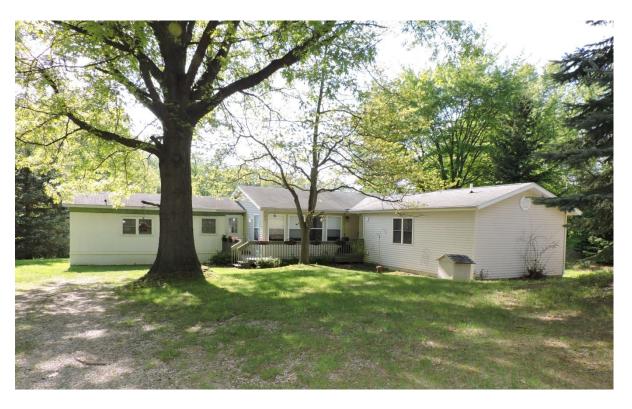


## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047 Phone (269) 782-4000 VISIT OUR WEBSITE WWW.JERDON.NET

## MY STATE MLS



PRICE: Was \$129,900 NOW \$89,900.

## LOCATION: BRUSH LAKE CHANNELFRONT

Address:7046 Brush Lake Road, Eau Claire MI 49111Approx Built:Mobile '98/Addition 2003Approx Sq Ft:1,500+/-(O.D.) (Both Mobile & addition combined) $1^{st}$  Bedroom: $13 \times 15$ Lot Size:101' on water, 100' on road by 294/310' deep. $2^{nd}$  Bedroom: $9 \frac{1}{2} \times 13'$  (Mobile)Taxes: $2^{1}$  Mobile $3^{1}$  Bedroom: $7 \frac{1}{2} \times 8'$  (Mobile)

2017 \$917 (Homestead) w/2017 SEV might be \$7 \( \frac{1}{2} \times 8'\) (Mobile) \$992+/- OR \$1,776+/- Non-Homestd \*estimate \$\textbf{Bath}\$ : Full Tub/shower (Mobile)

Bath

: Full Tub/shower

only not guaranteed\*

Tax ID# 16-0036-0009-14-5 (Pipestone Twp) Bath : Full Tub/shower **Lake Size** Small engine Beach: Channel **Living Room**:  $15 \times 18$ **School District:** Eau Claire **Street:** Public paved **Living Room**: 13 x 16′ (Mobile) **Siding:** Vinyl/Alumn : 16 x 32 (Basement) Roof : Flat/shingles Kit/Dining : 12 x 16' (Mobile) Elec Service : (2) 100 amp boxes Walls: DrvWall/Board Kit/Dining

Construction: Mobile/FrameBsmnt:Partial finishedUtility: 8 x 10 (Mobile)Heat: HVAC propane gasWater:Well/ NEW pumpDeck: 8 x 14'

**Possession**: 30 Days after closing

**Water Heater :** 50 gal electric **Sewer :** Septic type

**REMARKS:** \*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)