



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #10978637



PRICE: \$159,900.

LOCATION:

INDIAN LAKE CHANNELFRONT

Address : 54561 Park Lane, Eau Claire MI 49111
Approx Sq Ft : 1,624 (O.D.)
Lot Size : 31' on water, 70' on road by approx. 148/155' deep.
Taxes : 2020 \$1,835 (Non-Homestead) w/2020 SEV might be \$2,200+/- OR \$1,385+/- as Homestead. Estimate only not guaranteed*
Tax ID# : 14-130-335-016-50 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Manufactured
Heat : Forced Air propane
Possession : At closing.
Water Heater : 30 gal electric
Sewer : Municipal sewer

Beach: Channel
Street: Public paved
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Concrete Crawl
Water: 5" Well/pump

Approx. Built : 2005 Manufactured Home
1st Bedroom : 12 x 13½
2nd Bedroom : 12½ x 12½
3rd Bedroom : 10 x 12'
Bath : Full Tub/shower
Bath : Full Tub/shower
Living Room : 13 x 20
Kitchen : 9 x 13'
Dining area : 13 x 13'
Utility Rm : 6 ½ x 12'
Deck : 12 x 28'
(2) Sheds : 11 x 16, 10 x 10'

*

REMARKS: House has been cleaned out and new carpeting, vinyl flooring, doors, and some windows being installed. Must be a cash deal as a lender is not likely to finance this home because it does not have a complete foundation. 2005 Holly Park Manufactured Home; HOA fee and access to a private waterfront park. House is being sold 'as is'. Partial view of lake.
 *Jerdon cannot guarantee tax estimate but provides to assist the buyer.