



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS#10603360



**PRICE: Was \$325,000. NOW \$\$299,000.**

### LOCATION:

### LONG LAKE ACCESS

**Address** : 10147 Walnut Drive, Three Rivers MI 49093  
**Approx Sq Ft** : 1,722(O.D.)(Includes 696 SF finished in walkout)  
**Lot Size** : 368' on road, 189' across back, by 150/205' deep.  
**Taxes** : 2018 \$2,740 (Homestead) w/2018 SEV might be \$3,112 OR \$5,158+/- Non-Homestead estimate only not guaranteed\*  
**Tax ID#** : 75-004-530-028-00 & 75-004-530-026-00  
**Lake Size** : 211 Acres  
**School District:** Three Rivers  
**Roof** : Shingles  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : HVAC nat gas  
**Possession** : At closing  
**Water Heater** : 50 gal elec  
**Sewer** : Septic type

**Beach:** Access, no sand  
**Street:** Paved public  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Full walkout  
**Water:** 5" well/sub pump

**Approx. Built** : 2015  
**1<sup>st</sup> Bedroom** : 11 x 12½ (2<sup>nd</sup> Level)  
**2<sup>nd</sup> Bedroom** : 10 x 11 (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 11½ x 12' (Lower Level)  
**Bath** : Full Tub/shower (2<sup>nd</sup> Level)  
**Bath** : Full Tub/shower (Lower Level)  
**Bath** : Half  
**Living Room** : 12 x 15½  
**Kit/Dining** : 14½ x 19  
**Family Room** : 14 x 21 (Lower Level)  
**Foyer** : 6½ x 8'  
**Stove** : Vermont Castings gas log  
**Garages (3)** : 1-Car attached 12 x 19  
                   : 2-Car detached 24 x 32  
                   : 1-Car detached 12½ x 16'  
**Deck** : Veranda 14 x 15'

**REMARKS:** Included: 2 refs., range, micro wave, washer, dryer, free standing wood stove, all window treatments. Ceiling light fixture in living room not included . \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.