



Jerdon Real Estate, Inc.

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MYSTATEMLS[®] MLS #11000941



PRICE: \$249,500.

LOCATION:

LITTLE FISH LAKEFRONT

Address : 17367 Stevens Forest Lk St., Cassopolis MI 49031
Approx Sq Ft : 875' (O.D.)
Lot Size : Approx. 75+ ' on lake, 45' on road by 151/158' deep (platted measurements; actual lake frontage and depth might be more.)
Taxes : 2020 \$1,222 (Non-Homestead) w/2020 SEV might be \$3,642+/- estimate only not guaranteed.
Tax ID# : 14-140-550-044-00
Lake Size : 139 Acres
School District: Marcellus
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Electric Baseboard
Possession : At closing
Water Heater : 40 gal electric
Sewer : NEW 2016 (see below)

Beach: Some sand
Street: Public paved
Siding: Wood
Walls: Dry Wall
Bsmnt: Slab
Water: 5" well/pump

Approx. Built : Unknown
1st Bedroom : 8½ x 15½
2nd Bedroom : 7 ½ x 8
3rd Bedroom : 7 ½ x 8
4th Bedroom : 7 ½ x 7 ½
Bath : Full Shower
Living Room : 13½ x 14'
Kit/Dining : 11 x 15 ½
Deck : 9 x 14'
Storage
Building : 14 x 20' (w/electric)
Shed : 9 x 11' (w/electric)

REMARKS: Great starter cottage with large lot for future expansion. Tremendous view of lake! *Jerdon cannot guarantee tax estimate but provides to assist the buyer. In 2016 NEW septic tank and dry well installed. Old time tire swing into lake and even a waterfall! NEW water well installed in the last 10 yrs or so. Lake frontage might actually be more as traverse line is on hill top and shore line. Ample parking too! Has landscape waterfall with pump assistance.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)