



Jerdon Real Estate, Inc.

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MYSTATEMLS MLS #11080257



PRICE: Was \$842,000. NOW \$785,000

LOCATION:

COREY LAKE

Address : 11089 Coon Hollow Road, Three Rivers MI 49093
Approx Sq Ft : 4,708 (O.D.)(2,007 SF in Lower Level)
Lot Size : (2) Lots 100' on lake, 166.9' along road by 144/161' deep.
Taxes : 2021 \$8,015 (Non-Homestead) w/2021 SEV might be \$14,890+/- OR Homestead \$8,719 Homestead estimate only not guaranteed*
Tax ID# : 75-004-300-030-00 (Fabius Twp)
Lake Size : 630 Acres
School District: Three Rivers
Roof : Shingle
Elec Service : 200 amp
Construction : Frame
Heat : HVAC nat gas
Possession : At closing
Water Heater : 50 gal gas
Sewer : Septic type

Beach: No sand
Street: Public paved
Siding: Cedar shingle
Walls: Dry Wall
Bsmnt: Look-out finished
Water: 5" well/pump

Approx. Built : 1978; Remodeled 2004/'06
Master Bedrm : 16 x 23'
2nd Bedroom : 10½ x 14'
3rd Bedroom : 12 x 14 ½ (Lower Level)
4th Bedroom : 14 ½ x 19' (Lower L.)
5th Bedroom : 10 x 11' (Lower L.)
6th Bedroom : 10 ½ x 11½ (Lower L.)
Master Bath : Full Shower
Bath : Half
Bath : Full Tub/shower (Lower L.)
Bath : Full Shower (Lower L.)
Living Rm : 17 ½ x 22' **Dining Rm:** 15½ x 21'
Kitchen : 11½ x 16½ **Fam Rm:** 18x35'
Breakfast : 11½ x 15 **Laundry:** 8½ x 18½
Fam Rm LL : 14 x 20' **Deck:** 8 x 60'
Garage : 2 ½ Car attached
Fireplace : Brick gas log
(2) Sheds : 10 x 16, 8 x 12'

REMARKS: Has Look-out lower level with 7 windows. See furnishings list. No showings prior to July 1st. Has wetbar in large Family room, lawn irrigation, *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)