


Jerdon Real Estate, Inc.

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MyStateMLS
MLS #11494619

PRICE: \$828,000.
LOCATION:
BIG CEDAR LAKEFRONT

Address : 89589 Shore Lane Dr, Lawton MI 49065
Approx Sq Ft : 2,852'(O.D.)(Includes 776 finished SF in lower level)
Lot Size : Approx. 75' on lake and road by 104/113' deep.
Taxes : 2024 \$11,602 (Non-Homestead) w/2025 SEV might be \$17252 +/- estimate only not guaranteed*
Tax ID# : 80-16-070-010-00 (Porter Twp, Van Buren County)
Lake Size : 269 Acres; all-sport, 2nd deepest in area
School District: Lawton
Roof : 2021 Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 50 gal electric
Sewer : Municipal

Beach: Sandy
Street: Public paved
Siding: Wood
Walls: Dry Wall
Bsmnt: Walkout
Water: 4" well/sub pump

Approx. Built : Est 1980s
1st Bedroom : Primary 14 x 15 (w/ ½ Bath)
2nd Bedroom : 11 x 12
3rd Bedroom : 12 x 14½ (Lower Level)
4th Bedroom : 11½ x 14½ (Lower Level)
Bath : Full Tub/shower
Bath : Full Tub/Shower (Lower Level)
Bath : Half
Liv/Din Room : 19 x 31 (wet bar)
Kit/Dining : 18 x 21 (kit island)
Family Room : 14 x 14½ (Lower Level)
Foyer : 8 x 9, Laundry: 6 x 7½
Fireplace : (2) Brick, gas logs
Garage : 2-Car attached 22½ x 24½
Deck: 10 x 38 **Shed:** 6 x 8'
EnclosedPorch: 8 x 25'

REMARKS: Many upgrades: Vaulted ceilings on main floor, granite counter tops throughout, kitchen Island, 10kW Generac Generator (2022), professional landscaping including lakeside waterfall, wet bar, recent roof & gutters, modern gourmet kitchen cabinetry and stainless appliances, SEE PERSONAL PROPERTY LIST. *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)