



**Jerdon Real Estate, Inc.**

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MYSTATEMLS  MLS #11122714



**PRICE: \$249,500.**

**LOCATION:**

**LITTLE FISH LAKEFRONT**

<b>Address</b>	: 17205 Steven's Forest Lake Rd, Cassopolis MI 49031	<b>Approx. Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,708' (O.D.)(Includes 854 SF in lower level)	<b>1<sup>st</sup> Bedroom</b>	: 8 x 15½
<b>Lot Size</b>	: 50' on lake, 60' on road by 158/162' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 7½ x 11'
<b>Taxes</b>	: 2021 \$3,295 (Non-Homestead) w/2022 SEV might be \$4,673 +/- estimate only not guaranteed*	<b>Bath</b>	: Full Shower
<b>Tax ID#</b>	: 14-140-550-020-00 (Volina Twp)	<b>Bath</b>	: Half (Lower Level)
<b>Lake Size</b>	: 139 Acres (full-rec)	<b>Living Room</b>	: 16 x 23'
<b>School District:</b>	Marcellus	<b>Kit/Din/Fam</b>	: 23 x 25
<b>Roof</b>	: Shingles (1997)	<b>Porch</b>	: Screened 8 x 24
<b>Elec Service</b>	: (2) 100 amp services	<b>Deck</b>	: 11 x 24'
<b>Construction</b>	: Frame	<b>Garage</b>	: 2-Car detached 21½ x 24'
<b>Heat</b>	: Elec Base/wall units		Has storage basement 9x20'
<b>Possession</b>	: At closing	<b>Beach:</b>	Sandy
<b>Water Heater</b>	: 42 gal elec	<b>Street:</b>	Public paved
<b>Sewer</b>	: Septic type	<b>Siding:</b>	Vinyl
		<b>Walls:</b>	Dry Wall
		<b>Bsmnt:</b>	Full walkout
		<b>Water:</b>	5" well/sub pump

**REMARKS: INCLUDED:** flat screen TV w/cabinet, 2 blue table lamps, 2 end tables & coffee tables, 6 floor lamps, matching coach & love seat, recliner, rocker, day bed, 2 twin beds, double bed all w/springs & mattresses, antique dresser w/mirror, vacuum, life jackets, dresser w/mirror, range, refrigerator, micro wave oven & cabinet, washer, dryer, dining table & 6 chairs, round picnic table w/benches, floral couch, small tv & cabinet, porch glider, square picnic table w/benches, grill, all window treatments, paddle boat, boat lift, lawn trailer, barrels.

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