



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



MLS #10623745



**PRICE: \$350,000.**

**LOCATION:**

**GRAVEL LAKEFRONT**

<b>Address</b> :	93280 Gravel Lake Drive, Lawton MI 49065	<b>Approx. Built</b> :	Unknown
<b>Approx Sq Ft</b> :	795 (O.D.)	<b>1<sup>st</sup> Bedroom</b> :	10 x 10
<b>Lot Size</b> :	All Approx. 2.4 Acres; 2 Parcels stacked one behind the other: Lakefront 135' on lake by 259'; Plus 2 <sup>nd</sup> parcel attached 255' wide by 274' deep.	<b>2<sup>nd</sup> Bedroom</b> :	7 x 11
<b>Taxes</b> :	2018 \$4,073 (Non-Homestead) + sewer w/2019 SEV might be \$8,486+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b> :	7 x 10'
<b>Tax ID#</b> :	80-16-115-003-00 & 80-16-031-013-00	<b>Bath</b> :	Full Tub
<b>Lake Size</b> :	295 Acres	<b>Kit/Dining</b> :	11 x 12'
<b>School District:</b>	Lawton	<b>Living Room</b> :	10 x 25'
<b>Roof</b> :	Shingles		
<b>Elec Service</b> :	100 amp	<b>Beach:</b>	Sandy
<b>Construction</b> :	Frame	<b>Street:</b>	Private gravel
<b>Heat</b> :	Wood stove	<b>Siding:</b>	Wood
<b>Possession</b> :	At closing	<b>Walls:</b>	Composition
<b>Water Heater</b> :	30 gal elec	<b>Bsmnt:</b>	Crawl space
<b>Sewer</b> :	Municipal, buyer assumes remainder principle*	<b>Water:</b>	Well / pump

**REMARKS: Older cottage needs work. Great location & large site!** \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*Another approx \$558 on tax bill for annual sewer principle/interest payment; principle owed is \$7,017+/- which can be paid in full at anytime.

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