



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #10695517



PRICE: \$149,900.

LOCATION:

BRUSH LAKEFRONT

Address : 9657 Old M-62 West, Eau Claire MI 49111
Approx Sq Ft : 1,524' (2nd Level 544 SF)
Lot Size : 7.76 +/- Acres; 478' on Brush Lk Rd, Approx. 500' deep & approx. 700' along Old M-62
Taxes : 2019 \$2,774 (Non-Homestead) w/2019 SEV might be \$1,684+/- Homestead OR \$2,919+/- Non-Homestead estimate only not guaranteed*
Tax ID# : 11-04-0001-0001-00-9 (Berrien Twp)
Lake Size : Fishing Lake or small engine
School District: Eau Claire
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC propane gas
Possession : At closing
Water Heater : 50 gal elec
Sewer : Septic type

Beach: Natural,
Street: Public paved
Siding: Alumn
Walls: Plaster
Bsmnt: 90% unfinished
Water: 5" well/sub pump

Approx. Built : Unknown
1st Bedroom : 13 x 20' (2nd Level)
2nd Bedroom : 10 x 20' (2nd Level)
Bath : Full Shower
Bath : Half (2nd Level)
Living Rm : 16 x 24'
Kitchen : 7½ x 9'
Dining Area : 11½ x 11½
Family Rm : 8½ x 24'
Porch : Enclosed 6 x 29'
Fireplace : Brick, wood burning
Outbuilding : 2-car detached 26 x 47 with Storage basement walkout

REMARKS: Rare opportunity to obtain a lakefront acreage parcel; Nice outbuilding; House needs work. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.