



## Jerdon Real Estate, Inc.

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**PRICE: \$499,900.**

### LOCATION:

### INDIAN LAKEFRONT

<b>Address</b>	: 33432 Forest Beach Point, Eau Claire MI 49111	<b>Built</b>	: 1973
<b>Approx Sq Ft</b>	: 2,166' (O.D.)(Includes 649 SF on 2 <sup>nd</sup> Level)	<b>1<sup>st</sup> Bedroom</b>	: 11 x 11'
<b>Lot Size</b>	: Approx. 150' on lake, 142 on road/channel, by 116/125' deep. (Has both lakefront & channelfront)	<b>2<sup>nd</sup> Bedroom</b>	: 10 x 11'
<b>Taxes</b>	: 2015 \$9,598.74 (Non-Homestead)*	<b>3<sup>rd</sup> Bedroom</b>	: 11 x 23½ (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 14-130-142-013-30 (Silver Creek Twp)	<b>4<sup>th</sup> Bedroom</b>	: 12 x 13' (2 <sup>nd</sup> Level)
	14-130-142-013-50	<b>Bath</b>	: Full Tub/shower
<b>Lake Size</b>	: 500 Acres	<b>Bath</b>	: Full Shower (2 <sup>nd</sup> Level)
<b>School District:</b>	Eau Claire	<b>Living/Dining</b>	: 15 x 25½
<b>Roof</b>	: Shingles	<b>Kitchen</b>	: 10 x 11'
<b>Elec Service</b>	: 200 amp	<b>Utility</b>	: 6½ x 9'
<b>Construction</b>	: Frame	<b>Front Porch</b>	: Enclosed 16 x 19'
<b>Heat</b>	: Electric baseboard	<b>Foyer</b>	: 5 x 11½'
<b>Possession</b>	: Sept 6, 2016	<b>Fireplace</b>	: Wood burner
<b>Water Heater</b>	: 67 gallon electric	<b>Deck</b>	: 11 x 14'
<b>Sewer</b>	: Municipal	<b>Garage</b>	: 1-Car attached 12½ x 20½
		<b>(2) Sheds</b>	: 8x14, 8 x 16'

**REMARKS:** Original family ownership since it was built! Rare opportunity to purchase this much lake frontage. Located on the "Point" at Indian Lake with private & short dead-end street-- Both Lakefront & channelfront. INCLUDED: washer, dryer, range, ref., window treatments, pier w/supports, 2 sheds. \*Assessed value needs to be appealed; Jerdon will assist buyer in doing so in Dec 2016.

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