



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #11172282



PRICE: \$275,000.

LOCATION:

LAKE CORA LAKE ACCESS*

Address : 43931 60th Avenue, Paw Paw MI 49079
Approx Sq Ft : 1,488 (O.D.)(does not include sun room)
Lot Size : 1+/- Acre; 192 along 60th Ave by 226' deep.
Taxes : 2022 \$2,812 (**Non**-Homestead) w/2023 SEV might be \$4,469+/- OR \$2,952+/- as HOMESTEAD.
 +/- estimate only not guaranteed*
Tax ID# : 80-14-020-010-00 (Paw Paw Twp)
Lake Size : 197 Acres
School District: Paw Paw
Roof : Metal NEW '08
Elec Service : 100 amp
Construction : Frame
Heat : NEW '17 HVAC nat gas
Possession : At closing
Water Heater : 40 gal electric
Sewer : NEW '08 1500 gal tank, 3 dry wells

Approx. Built : Unknown
1st Bedroom : 12 x 14'
2nd Bedroom : 11½ x 15½ (2nd Level)
3rd Bedroom : 9 x 11½ (2nd Level)
Bath : Full Shower
Bath : Full Tub only (2nd Level)
Living Room : 14 x 18'
Kit/Breakfast : 10 x 14½
Sun Room : 13½ x 15½
Fireplace : Brick, wood burning
Storage area : 6½ x 10½
Garage* : 2-car detached 21 x 24'
Shed : 8 x 9' (poor condition)

Beach: Public access
Street: Public paved
Siding: Wood
Walls: Dry Wall
Bsmnt: Full
Water: NEW '08 5" well

REMARKS: INCLUDED: range, refrigerator, micro wave, dishwasher, washer, dryer, all window treatments, fireplace grate. Water softener is RENTAL. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Garage was treated for termites in 2008 will be re-inspected by seller. Sun room has one forced air run to it & is built on piers with a crawl space. Shed in poor condition. *Paw Paw Twp public access has nice sandy swimming beach located across the road.