



Jerdon Real Estate, Inc.

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PRICE: Was \$349,900 NOW \$275,000.

LOCATION:

LAKE MICHIGAN PRIVATE ACCESS

Address : 16532 77th Street, South Haven MI 49090
Approx Sq Ft : 768' (O.D.) plus porch
Lot Size : (10) Lots: totaling 250' along road by 140' deep.
 (Lots 7 to 16, Block 4, Crystal Beach)
Taxes : 2015 \$3,718 (Non-Homestead) the 2016 SEV
 exceeds the asking price & needs to be appealed
Tax ID# : 80-17-034-007-00 (South Haven Twp)
Lake Size : Lake Michigan Private Access
School District: South Haven
Roof : Shingles
Elec Service : Yes
Construction : Frame
Heat : Elec baseboard
Possession : Subject to tenant
Water Heater : Electric
Sewer : Septic type

Est. Build Yr : 1950 +/- (unknown)
1st Bedroom : Yes
2nd Bedroom : Yes
Bath : Full
Living Room : Yes
Kitchen/Dine : Yes
Porch : Yes, enclosed
Fireplace : Wood burning
Garage : 2-car detached 24 x 24'

Beach: Sugar sand
Street: Private gravel
Siding: Wood
Walls: Panel
Bsmnt: Concrete slab
Water: Well/pump

Neighborhood: Crystal Beach

REMARKS: Just a few steps to Lake Michigan via a private boardwalk & stairs to lake; Heavily wooded, large block of lots directly behind lakefront homes. Ideal to build a new home & create a compound property. House is in rough condition. Re-build or tear down and build new. According to township zoning manual, apparently 1 home can be located on property. Annual HOA dues of APPROX. \$100+/- per year. DIRECTIONS: Take I-196 To Exit 13 (Covert), turn L. at Exit ramp stop sign onto 32nd Ave /CR 378 & take to A-2 "Blue Star Hwy", turn R or N., Turn L. onto 77th St., Turn L. onto "Fire Lane I", at lake turn L. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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