



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$668,000.**

### LOCATION:

### INDIAN LAKEFRONT

<b>Address</b>	: 55665 Indian Trail, Eau Claire MI 49111	<b>Built</b>	: 1979/1980
<b>Approx Sq Ft</b>	: 3,891(O.D.)(1,438' Lower Level, 859' 2 <sup>nd</sup> Level)	<b>1<sup>st</sup> Bedroom</b>	: Master 13½ x 20'
<b>Lot Size</b>	: 0.75+/- Acre: 155' on lake, 165' across back (lesser Road frontage by 150/191' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 11½ x 18'
<b>Taxes</b>	: 2018 \$5,344(Homestead) w/2018 SEV might be \$9,892+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 12 x 14' (2 <sup>nd</sup> level)
<b>Tax ID#</b>	: 14-130-147-001-00 & 14-130-031-020-00	<b>4<sup>th</sup> Bedroom</b>	: 10 x 12 (2 <sup>nd</sup> Level)
<b>Lake Size</b>	: 501 Acres (Silver Creek Twp)	<b>(4) Baths</b>	: Master Tub/shower, Full Tub, Full Shower(2 <sup>nd</sup> L) Full Shower (Lower L.)
<b>School District:</b>	Eau Claire	<b>Living Room</b>	: 19 x 23 (Vaulted ceiling)
<b>Roof</b>	: Shingles	<b>Family Room</b>	: 13½ x 19'
<b>Elec Service</b>	: (2) 200 amp boxes	<b>Foyer:</b>	8 x 16'
<b>Construction</b>	: Frame	<b>Kit/Breakfast</b>	: 13½ x 14, 8 x 16' (Lower L.)
<b>Heat</b>	: Electric baseboard	<b>Dining Room</b>	: 12 x 17' (Lower L.)
<b>Possession</b>	: Not prior to 10/1/14	<b>Office</b>	: 12 x 24' (2 <sup>nd</sup> Level)
<b>Water Heater</b>	: 40 gal elec (2013)	<b>Loft area</b>	: 17 x 17 (2 <sup>nd</sup> Level)
<b>Sewer</b>	: Municipal	<b>Workshop</b>	: 7 x 20'
<b>(3) Balconies</b>	: 4 x 14, 4 x 11, 4 x 14	<b>Util Area:</b>	8x14 (Lower L.)
<b>(4) Decks</b>	: Roadside 8x20 Lakeside 12x20, 8x10, 11x21	<b>(2)Fireplaces</b>	: Brick, Fieldstone wood burning
		<b>Garage</b>	: 2-Car attached 22 x 25'
		<b>Boathouse</b>	: 14 x 26
		<b>Barn:</b>	26 x 33'

**REMARKS: INCLUDED:** range, garage ref., micro wave, dishwasher, washer, dryer, water softener, all window treatments, pier w/supports, dining table w/6 chairs, hutch, china cabinet, couch, 2 vinyl chairs, 2 floor lamps, 3 table lamps, 2 end tables, coffee & sofa tables, 3 upholstered chairs, 2 Murphy beds w/springs/mattresses, 1 fireplace tool set, kit island & 3 stools, desk & chair, workbench & workshop shelving. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.