



Jerdon Real Estate, Inc.

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PRICE: Was \$259,900. NOW \$239,900.

LOCATION:

DONNELL LAKEFRONT

Address	: 61357 Alexander Street, Vandalia MI 49095	Built	: 1 st Floor 1973, 2 nd 2004
Approx Sq Ft	: 1,613 (O.D.) (Includes 805 SF 2 nd Level)	1st Bedroom	: Unfinished 2 nd Level 25 x 27
Lot Size	: Approx. 55' along lake, 123' along road by 150/152' Deep.	2nd Bedroom	: Possible
Taxes	: 2016 \$4,291 (Non-Homestead) w/2016 SEV might be \$5,753+/- estimate only not guaranteed*	3rd Bedroom	: Possible
Tax ID#	: 14-100-340-020-00 (Penn Twp)	Bath	: Full Tub/shower
Lake Size	: 246 Acres	Bath	: Half (2 nd Level)
School District:	Cassopolis	Liv/Dining	: 11 x 28'
Roof	: Shingles	Kitchen	: 7½ x 10½
Elec Service	: 150 Amps	Family Rm	: 11½ x 13½
Construction	: Frame	Decks	: (2) 14x36, 7½ x 30
Heat	: Electric Baseboard	Sheds	: (2) 10 x 14, 6 x 10'
Possession	: At closing		
Water Heater	: 50 gal elec		
Sewer	: Municipal sewer		
	Beach: Sandy		
	Street: Paved public		
	Siding: Vinyl		
	Walls: Panel		
	Bsmnt: Concrete crawl space		
	Water: Well/jet pump		

REMARKS: INCLUDED: Range, ref., freezer, micro wave, couch, hide-a-bed, stereo, 4 lamps, 4 end tables, twin bed w/springs/mattresses, love seat, TV set, recliner, upholstered chair, patio table w/8 chairs & cushions, 2 umbrellas, 2 lounges, chest of drawers, dresser, floor lamp, pier w/supports, boat lift, paddle box, gas grill. ALSO, NEW in the boxes, screen room kit intended to be attached on lakeside of home \$20,000 purchase price. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Another \$288 on tax bill for principle/interest for water assessment with approx.. \$5,163 principle until paid in full.

