



Jerdon Real Estate, Inc.

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MYSTATEMLS MLS #10944051



PRICE: \$389,500.

LOCATION:

Address	: 60111 Shafer Brothers Road, Three Rivers MI 49093	Approx. Built	: 2004
Approx Sq Ft	: 3,167(O.D.)(Includes 1,250 Sf in finished Lower level)(Includes 333 SF in 2 nd Level)	1st Bedroom	: Master 12½ x 16'
Lot Size	: 6.8 +/- Acres; Approx 330' on road, 314' across back, by 904' deep.	2nd Bedroom	: 10 x 11 ½ (2 nd Level)
Taxes	: 2019 \$3,030 (Homestead) w/2020 SEV might be \$3,491+/- estimate only not guaranteed*	3rd Bedroom	: 11 ½ x 11 ½ (2 nd Level)
Tax ID#	: 75-004-029-020-30 (Fabius Twp., St Joseph County)	4th Bedroom	: 10 x 11 ½ (Lower Level)
School District:	Three Rivers	Bath	: Half
Roof	: Shingles	Bath	: Master Full Shower
Elec Service	: 200 amp	Bath	: Full Shower (2 nd Level)
Construction	: Frame	Bath	: Full Tub (Lower Level)
Heat	: HVAC propane gas	Living Room	: 13½ x 18'
Possession	: At closing	Kit/Breakfast	: 11 x 23'
Water Heater	: NEW 2019 50 gal gas	Dining Room	: 11½ x 12'
Sewer	: Septic type, 1,500 gal tank	Family Room	: 14 x 18' (Lower Level)
	Street: Public paved	Wet Bar Rm	: 13 x 17½, 10x10 (Lower L.)
	Siding: Vinyl	Office	: 11 x 14' (Lower Level)
	Walls: Dry Wall	Laundry	: 6 x 7½
	Bsmnt: Walkout	Fireplace	: (2) both gas logs
	Water: 5" well	Deck	: 6 x 23'
		Shed:	: 10 x 16'
		Garage	: 2-Car attached 23 x 25

REMARKS: Included: shed, all window treatments, 2 ranges, 2 dishwashers (wet bar dishwasher not connected), wall heater, water softener, flat screen TV. Andersen windows, wide plank flooring, tile flooring, ship-lap in living room, granite counter tops, concrete patio, all in very good condition. *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)