Jerdon Real Estate, Inc.
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My State MLS

PRICE: $1,150,000.

INDIAN LAKEFRONT

LOCATION:

Address	:	33536 Forest Beach Point, Eau Claire MI
Approx Sq Ft	:	3,586(O.D.) Garage Finished Area: 1,413 SF
Lot Size	:	100' along lake and road by 190/191' deep
Taxes	:	2018 $15,790 (Non-Homestead) w/2019 SEV might be about the same +/- estimate only not guaranteed*
Tax ID#	:	14-130-142-013-40 (Silver Creek Twp)
Lake Size	:	500 Acres
School District:		Eau Claire
Roof	:	Shingles
Elec Service	:	200 amp
Construction	:	Frame
Heat	:	(2) HVAC propane
Possession	:	15 Days after close
Water Heater :		80 gal electric
Sewer	:	Municipal

Beach:	Very sandy
Street:	Public paved
Siding:	Cedar
Walls:	Dry wall
Bsmnt:	5 Ft Crawl space
Water:	5" well/sub pump

Approx. Built :		Re-Build 2008
1st Bedroom	:	13½ x 25½
2nd Bedroom	:	11½ x 12'
3rd Bedroom	:	11½ x 12'
4th Bedroom	:	9½ x 17' (2nd Level)
5th Bedroom	:	9½ x 15 ½ (2nd Level)
6th Bedroom	:	9 x 19' (2nd Level)
7th Bedroom	:	9½ x 13½ (2nd Level)
Bath	:	Full Shower
Bath	:	Full Tub/shower (2nd Level)
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Living/Dining :		17 x 26½
Kit/Brkfast	:	12 x 27'
Porch	:	Finished 9½ x 38'
Laundry Area	:	5x9 **Loft:** 11½ x 25' (2nd L.)
Fireplace	:	Stone, gas log
Garage	:	2½ Car detached 26x27 (2) Bedrooms 11x18, 11 x19 Living Rm: 20 x 27,

REMARKS: DO NOT ENTER PROPERTY WITHOUT JERDON. THANK YOU! Complete list of personal property available upon a showing. Unequalled design & quality! Granite counter tops in kitchen & baths, hardwood & tile floors, Kraftmaid Cabinetry, Andersen windows, solid wood doors, large designer picture windows puts the lake right into your lap, lakeside finished porch, finished garage has additional sleeping & pool table room. See photo pages and video for more detail. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.