



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$119,900

LOCATION:

HARWOOD LAKEFRONT

Address : 10567 Harwood Lake Street, Three Rivers, MI 49093
Approx Sq Ft : 854 (O.D.)
Lot Size : 103'+/- on lake, 60'+/- on road by 80'+/- deep.

Taxes : '09 Taxes \$655 (Non-Homestead); w/'09 SEV might be \$2,304+/- Estimate only not guaranteed*

Tax ID# : 14-080-024-045-00 (Newberg Twp.)

Lake Size : 122 Acres

School District: Three Rivers

Roof : NEW '02 Shingles

Elec Service : 100 Amp

Construction : Frame

Possession : At closing

Heat : CFA Propane (not working)

Water Heater : 7 Gal. electric

Beach: Some sand

Street: Paved private

Siding: Wood

Walls: Panel

Bsmnt: Walkout

Water: New '95 5" Sub

Sewer: **See Right

Built : Unknown

1st Bedroom : 7 ½ x 8 ½'

2nd Bedroom : 7 x 11'

Bath : Full Shower

Living Room : 12 X 22 ½'

Kitchen : 11 X 16'

Decks (2) : 8 x 18'; 8 x 12'

Porch : 10 x 15'

Shed : 6 ½ x 8'

Sewer: Has (2) 150 gallon holding tanks for toilet and sink & shower. Costs \$135 to pump both. Kitchen has its own drainage.

REMARKS: INCLUDED: Range, refrigerator, microwave cabinet, cart, toaster, electric fry pan, humidifier, area rug (kit), heater, futon, wicker coffee table, wicker chair, kitchen table, 4 chairs, linen cabinet, TV & converter, TV stand, area rug (liv), double bed w/springs & mattresses, suitcase stand, chair, end table, chair, piano bench, window air conditioner, set bunk bed, 4 table lamps, grill, power saw, trash container, paddle boat, lawn chairs, life jackets, hammock & stand, pier w/pier supports, raft, ladder, all window treatments. Directions: From M-60, N. on Corey Lake St. (aka County Line), L (W) on Harwood Lake St. *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)

