



Jerdon Real Estate, Inc.

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PRICE: \$279,900.

LOCATION:

INDIAN LAKEFRONT

Address : 33433 Tice Avenue, Eau Claire, MI 49111
Approx Sq Ft : 805' (O.D.)
Lot Size : 31' on lake, 33' on road by 61/63' deep. Back Lot:
 33' on road by 35/37' deep.
Taxes : 2011 \$2,636.35 (Homestead) w/2012 SEV might be
 \$2,124 OR \$3,771 +/- Non-Homestead; estimate
 Only not guaranteed*
Tax ID# : 14-130-405-013-00/14-130-405-013-10
Lake Size : 500 acres
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC electric
Possession : 20 days after close Sewer: Municipal
Water Heater : Elec tankless

Built : 2008
1st Bedroom : Master 11 x 13'
2nd Bedroom : 11 x 13 1/2'
Bath : Master Half Bath
Bath : Full tub/shower
Living Room : "L" shaped, 9 x 14'
 Plus 8 1/2 x x 13'
Kit/Dining : 12 1/2 x 14'
Garage : 2-car detached 23' x 18' deep.

Neighborhood: Tice Beach Resort

REMARKS: SHOWN BY APPOINTMENT ONLY. PLEASE DO NOT ENTER PROPERTY. One owner lake home!
"TURN KEY" property. SOLID HICKORY CABINETRY & vaulted ceilings. *Jerdon cannot guarantee tax estimate but
 provides to assist the buyer. INCLUDED: pier w/supports, all window treatments, range, ref., dishwasher, microwave, washer,
 dryer, water softener, 4 bar stools, table and 4 chairs, futon & bench, patio table and chairs, fire pit. DIRECTIONS: M-62, N.
 on Indian Lake Rd, L. on School St., L. on Tice to property. H.O.A. maintains road with \$400 (for 2012) annual. Tice Beach
 offers private common woods area and common off-lake parking areas for co-owners! Very low maintenance home & site.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)