



Jerdon Real Estate, Inc.

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MYSTATEMLS



PRICE: \$154,900.

LOCATION:

INDIAN LAKE CHANNELFRONT

Address : 54679 Park Lane, Eau Claire MI 49111
Approx Sq Ft : 902(O.D.)(14 x 66')
Lot Size : Approx. 53' on water & road by 147' deep.
Taxes : 2017 \$1,220 (Non-Homestead) w/2017 SEV might be \$2,290+/- estimate only not guaranteed*
Tax ID# : 14-130-030-041-00 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac
Roof : Gable
Elec Service : 100 amp
Construction : Mobile home
Heat : HVAC propane gas
Possession : At closing
Water Heater : Electric
Sewer : Municipal

Beach: Channel
Street: Public paved
Siding: Vinyl
Walls: Board
Bsmnt: Crawl
Water: Well/pump

Approx. Built : 1995
1st Bedroom : 10½ x 13½
2nd Bedroom : 10 x 10
3rd Bedroom : 10 x 10 ½
Bath : Full Tub/shower
Kit/Din/Liv : 13 x 27'
Decks : 10 x 24, 9 x 16
Shed : 8 x 10'

REMARKS: Included: range, ref., micro wave, 2 double & queen beds all w/springs & mattresses, couch, kit table w/4 chairs, 3 bar stools, recliner, upholstered chair, 3 end tables, 3 table lamps, 2 TV sets, gas grill, all window treatments, 3 kayaks, paddle boat, pontoon boat w/motor, deck table with 12 outdoor chairs, shed . *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)