



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$309,900.

LOCATION:

DONNELL LAKEFRONT

Address : 16943 Lakeview, Vandalia MI 49095
Approx Sq Ft : 1,308 (O.D.)
Lot Size : 50' on lake, 51' on road by 307/321' deep.
Taxes : 2017 \$2,149 (Homestead) w/2017 SEV might be \$ 3,218 OR \$5,330+/- Non-Homestead estimate only not guaranteed* see below**
Tax ID# : 14-100-290-006-00 (Penn Twp)
Lake Size : 246 Acres
School District: Cassopolis
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 50 Gal electric
Sewer : Municipal,

Beach: Sandy
Street: Public paved
Siding: Wood
Walls: Drywall/panel
Bsmnt: Walkout
Water: 5" well/pump

Approx. Built : Unknown
1st Bedroom : 11 x 14'
2nd Bedroom : 10 x 12'
Bath : Full tub/shower
Bath : Full shower
Great Room : 21 x 32'
Kit/Dining : 11 x 17'
Foyer : 5 x 9'
Fireplace : 2-sided stone; gas log
Decks : 12 x 16, 8 x 22'
Garage : 2-Car detached 24 x 24, Paved parking/driveway

REMARKS: Included: ranger, ref., washer, dryer, micro wave, queen bed & 2 twin beds all springs/mattresses, dresser, sofa, love seat, recliner, coffee table, 2 end tables, 2 lamps, fireplace screens, all window treatments, pier w/supports, older pontoon boat w/motor. . *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **\$281.30+/- on tax bill for municipal water assessment (though house is serviced by water well) with approx.. principle balance remainder of approx. \$4,720+/-.

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