



Jerdon Real Estate, Inc.

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PRICE: \$159,900.

LOCATION:

INDIAN LAKE CHANNELFRONT

Address : 54561 Park Lane, Eau Claire MI 49111
Approx Sq Ft : 1,624 (O.D.)
Lot Size : 31' on water, 70' on road by approx. 148/155' deep.
Taxes : 2018 \$1,961 (Non-Homestead) w/SEV should be approximately the same +/- estimate only not guaranteed*
Tax ID# : 14-130-335-016-50 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Modular
Heat : Forced Air propane
Possession : 30 Days subject to tenant
Water Heater : 30 gal electric
Sewer : Municipal sewer

Beach: Channel
Street: Public paved
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Concrete Crawl
Water: Well/pump

Approx. Built : 2003 Kimberly Estates
1st Bedroom : 12 x 13½
2nd Bedroom : 12½ x 12½
3rd Bedroom : 10 x 12'
Bath : Full Tub/shower
Bath : Full Tub/shower
Living Room : 13 x 20
Kitchen : 9 x 13'
Dining area : 13 x 13'
Utility Rm : 6 ½ x 12'
Deck : 12 x 28'
(2) Sheds : 11 x 16, 10 x 10'

*

REMARKS: Must have at least 2/3 day notice for showings. Property has tenant, please do not enter property without agent. *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)