



Jerdon Real Estate, Inc.

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PRICE: \$289,900.

LOCATION:

GRAVEL LAKEFRONT

Address : 32800 South Street, Lawton, MI 49065
Approx Sq Ft : 845(O.D.)
Lot Size : 102' on lake, 81' on road by 121/158' deep.
Taxes : 2014 \$5,823 (Non-Homestead) w/2014 SEV might
 Be \$6,305+/- plus sewer* estimate not guaranteed*
Tax ID# : 80-16-240-001-00
Lake Size : 296 Acres
School District: Lawton
Roof : Shingles NEW 2010
Elec Service : 200 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 40 gal elec
Sewer : Municipal, buyer assumes remainder*

Beach: Very sandy
Street: Paved public
Siding: Vinyl
Walls: Dry wall
Bsmnt: 5' Crawl space
Water: 5" well/sub pump

Built : Unknown
1st Bedroom : 9 ½ x 11 ½
2nd Bedroom : 9 x 9 ½
Bath : Full shower
Kit/Din/Liv : 16 ½ x 23 ½
Entry : 6 x 8'
Deck : 9 x 30'
Shed : 10 x 16'

CABIN: 420 SF, BR 9x10
 Liv/Kit 10x15 Shower Bath,
 100 Amp, 40 gal wtr heater
 Porch 6x8

REMARKS: HUGE LAKEFRONTAGE, GREAT VIEW & SANDY BEACH! Included: range, ref., washer/dryer, all window treatments, shed CABIN: included range, ref., couch, drop leaf table w/2chairs,4 vinyl chairs,2 wicker chairs, metal cabinet, double bed w/springs/mattresses, wheeled cart, picnic table, all window treatments. . *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$838+/- appeared on tax bill for sewer prin/interest until paid in full. Approx \$7,200 prin which can be paid anytime