



Jerdon Real Estate, Inc.

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PRICE: \$209,900.

LOCATION:

LONG LAKEFRONT (Three Rivers, MI)

Address	: 10409 Lucas Road, Three Rivers MI 49093	Built	: Original 1950s
Approx Sq Ft	: 1,387'(O.D.)(Includes 637 SF in Lower Level)	1st Bedroom	: 8 x 10'
Lot Size	: Approx. 102' on lake, 98' on road by 82/107' deep.	2nd Bedroom	: 8 x 10'
Taxes	: 2016 \$2,287 (Non-Homestead) w/2016 SEV might be \$4,227+/- estimate only not guaranteed*	Sleeping Loft	: 10 x 11'**
Tax ID#	: 75-004-007-030-00 & 75-004-007-030-01	Bath	: Half
Lake Size	: 211 Acres	Bath	: Full Tub/shower (Lower level)
School District:	Three Rivers	Kit/Dining	: 9 x 22½ (Lower Level)
Roof	: 2005	Living Room	: 12 ½ x 23'
Elec Service	: 200 amp new wiring	Family Room	: 9 x 18'
Construction	: Frame	Porch	: Enclosed 9 x 18' (Lower Level)
Heat	: Elec base/wall units	Fireplace	: Stone, wood burning + stove
Possession	: At closing	(2) Decks	: 12 x 20', 12 x 14'
Water Heater	: 40 gal elec	Patio w/roof	: 12 x 13'
Sewer	: Septic type	(2) Sheds	: 10 x 12, 5 x 5'
	Beach: Sandy		
	Street: Public paved		
	Siding: Vinyl/Board/Block		
	Walls: Dry wall/barn board		
	Bsmnt: Walkout finished		
	Water: Well & jet pump		

REMARKS: VERY SPACIOUS LOCATION! Included: Range, ref., 2 couches, futon, 2 TV sets w/stands, 2 armchairs, din table w/4 chairs, drop leaft table, 3 coffee & end tables, queen & 2 twin beds all w/springs & mattresses, 4 chest of drawers, sound system, wood burning stove, all window treatments, pier w/supports, wood burning stove, exterior pole light, iron table, gas grill, canoe, window AC unit, dehumidifier. All new double pane windows in 2005. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Kid's Sleeping loft has not been included in the SF & has a ceiling height of 2' to 4'.