



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #11416648



PRICE: \$795,000.

LOCATION:

BARRON LAKEFRONT

Address	: 2609 Lake Shore Dr., Niles MI 49120	Approx. Built	: 1998+/-
Approx Sq Ft	: 2,005 (O.D.)(Includes 2 nd Level 920 SF)	1st Bedroom	: Primary 14 x 15 (2 nd Level)
Lot Size	: Approx. 76' along lake, 70' on Rd by 108')	2nd Bedroom	: 11 x 13' (2 nd Level)
Taxes	: 2024 \$7,277 (Non-Homestead)	3rd Bedroom	: 12 x 13' (2 nd Level)
Tax ID#	: 14-020-028-039-10 (Howard Twp)	Bath	: Primary Full Shower (2 nd Level)
Lake Size	: 200+/- Acres full-rec Beach: Very sandy	Bath	: Full Tub/shower (2 nd Level)
School District:	Niles Community Schools	Bath	: Full shower
Roof	: Shingles	Living Room	: 16 x 24'
Elec Service	: 200 amp	Kitchen	: 16½ x 17'
Construction	: Frame	Dining Area	: 8½ x 11'
Heat	: HVAC natural gas	Laundry	: 5½ x 11'
Possession	: At closing	Deck	: 15 x 28'
Water Heater	: 50 gal electric	Fireplace	: Stone w/gas log
Sewer	: Municipal	Garage	: 2-Car attached 25x27, Shed:8x8
	Street: Paved public		
	Siding: Cement board		
	Walls: Dry Wall		
	Bsmnt: 3' concrete crawl		
	Water: 5" Well/sub pump		

REMARKS: SEE HOME HIGHLIGHTS PAGE & 'INCLUDED' LIST. Includes stand-by Generac Guardian 20wK generator;

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



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Home Highlights! 2609 Lake Shore Drive, Niles, MI 49120

- Completely turn-key & fully furnished lake home with all the amenities.
- High end gourmet kitchen with white oversized cabinetry , crown molding, quartz or granite countertops, stainless steel appliances, Manchurian walnut flooring, and large dining and cooking island. Matching stone work at fireplace, column, island & exterior entrance.
- Recent roof installed with Timberline GAF shingles.
- Remodeled Primary tile bath with double sinks.
- Recent upgraded siding with textured cement board and roadside stone work.
- Lakeside composite deck and built-in benching with panoramic view of lake and exceptional 'sugar sand' swimming beach ideal for young children.
- Upgraded landscaping provides low maintenance with great appeal with regular professional cutting and weed control.
- Open floor plan with kitchen, dining, & vaulted ceiling living room. Abundant windows and skylight.
- Hi-efficiency natural gas HVAC.
- 3 Ft concrete crawl space with sump pit.
- 200 amp electric, alarm system, in-house WIFI , Temp-Stick indoor temperature monitor & alarm, replaced smoke alarms, ring door bell with sensor and camera system (service fees not included).
- Low-E insulated high-grade windows and slider.
- Insulated and finished attached garage.
- 2-Story interior fireplace with cultured stone & natural gas log fireplace.
- Generac Guardian 20kW stand-by generator system powered with natural gas in the event of electric outage.
- 2012 23 Ft. Bennington Model 2275 Tritoon boat with 150 HP Yamaha outboard engine, 2 jet skis with trailer & jet ski lifts, and modern aluminum pier system. (2009 Sea Doo GTI SE 130 & 2015 Sea Doo YD PW).

INCLUDED: (all items are in 'as is' condition). 2609 Lake Shore Drive, Niles MI 49120

Built-in electric Cook-top range, refrigerator, beverage refrigerator, micro wave oven, dishwasher, washer, dryer, water softener; all window treatments. 4 Bar stools, dining table w/4 chairs, game table with 2 cushioned chairs, matching couch, love seat, and cushioned chair with ottoman, sofa table/cabinet, end table, book shelf, small sofa table; total of 7 table lamps; total of two floor lamps. Matching king sized bed w/ night stand, dresser with mirror, linen bench, coffee table, 2 bath wall mirrors. White queen sized bed , chest of drawers, and ladder shelf. Walnut colored queen sized bed, chest of drawers and night stand.
Shower curtain;

All remaining bedding, pillows, etc. All springs and mattresses, All remaining linens, towels, pots pans, glassware, service-ware, dishes, rugs, decore items, wall hangings.

Garage: storage cabinet, life jackets, work bench, garden hoses, push lawn mower. Lawn swing with cushion, shed.

2012 23 Ft. Bennington Model 2275 Tritoon boat with 150 HP Yamaha outboard engine.

2009 Sea Doo GTI SE 130 jet ski, and

2012 Sea Doo PW jet ski .

Double Jet ski trailer

Two jet ski lifts and modern aluminum pier system.