



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$169,500.**

### LOCATION:

### BARRON LAKEFRONT

**Address** : 2577 Lakeshore Drive, Niles MI 49120  
**Approx Sq Ft** : 1,122' (O.D.)  
**Lot Size** : 40' along lake, 90' on road by 139/150' deep.  
**Taxes** : 2012 \$1,217 (Homestead) w/2013 SEV might be \$2,479 OR \$3,942+/- Non-Homstd; estimate only Not guaranteed\*  
**Tax ID#** : 14-020-190-005-00/14-020-029014-00(HowardTwp)  
**Lake Size** : 201 Acres  
**School District:** Niles  
**Roof** : Shingles (2002)  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : HVAC Natural gas  
**Possession** : 15 Days after close  
**Water Heater** : 40 gal electric  
**Sewer** : Municipal, assessment paid

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 10 x 14 ½' (2<sup>nd</sup> Level)  
**2<sup>nd</sup> Bedroom** : 8 x 11' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 7 ½ x 9'  
**Bath** : Full Tub (2<sup>nd</sup> Level)  
**Bath** : Half in Beach-house, Shower in basement  
**Living Room** : 13 x 16'  
**Kitchen** : 8 x 12'  
**Dining area** : 9 x 11'  
**Office** : 7 ½ x 7 ½'  
**Back Porch** : 6 x 6' **Fireplace:** Stone  
**Patio** : 14 x 14'  
**Beach-House** : 8 x 8' (half bath)  
**Shed** : 6 x 12'  
**Garage** : 2 ½ Car detached 24 x 30'  
**Neighborhood:** Shadv Shores

**REMARKS: GENERAC GENERATOR** powered by natural gas in case of electric outage! INCLUDED: 2 refs., micro wave, range, din table & 6 chairs, din cabinet, wood burner, coucy, 2 recliners, desk & chair, floor lamp, TV stands, 2 end tables, 2 TVs & cabinet, 3 dressers w/mirrors, large cabinet, little desk, 2 chest of drawers, freezer, washer, dryer, 2 full beds w/springs & mattresses, file cabinet, all window treatments, generator, pier w/supports, row boat, gas grill, picnic table, 7 table lamps. Seller may want to leave other contents on premises. \*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)