



## Jerdon Real Estate, Inc.

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**PRICE: \$259,900.**

### LOCATION:

### GRAVEL LAKEFRONT

<b>Address</b>	: 95339 Minne Court, Lawton MI 49065	<b>Built</b>	: 1996
<b>Approx Sq Ft</b>	: 2,086(O.D.)(1,276 main floor)	<b>1<sup>st</sup> Bedroom</b>	: 13 x 13½
<b>Lot Size</b>	: Approximately 60' on lake & road by 180/248' deep (is angled, see drawing)	<b>2<sup>nd</sup> Bedroom</b>	: 15 x 15 ½ (2 <sup>nd</sup> Level)
<b>Taxes</b>	: 2015 \$6,284 (Non-Homestead)	<b>3<sup>rd</sup> Bedroom</b>	: 15 x 16' (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 80-16-240-002-00 (Porter Township)	<b>Bath</b>	: Full Tub/shower
<b>Lake Size</b>	: 299 acres	<b>Kitchen</b>	: 9 x 10½
<b>School District:</b>	Lawton	<b>Living Room</b>	: 13½ x 15½
<b>Roof</b>	: Shingles	<b>Dining</b>	: 13 x 22'
<b>Elec Service</b>	: 200 amp	<b>Sitting area</b>	: 12 x 14' (2 <sup>nd</sup> Level)
<b>Construction</b>	: Frame	<b>Utility</b>	: 5 x 10'
<b>Heat</b>	: HVAC natural gas	<b>Pantry</b>	: 5 x 7½
<b>Possession</b>	: At closing	<b>Porch</b>	: Open 10 x 14'
<b>Water Heater</b>	: 40 gallon gas		
<b>Sewer</b>	: Municipal, buyer assumes assessment*		

**REMARKS: Included:** range, all window treatments, washer, dryer, 2 couches with 1 matching chair, entertainment center, pier w/supports. WALK-IN CONDITION, VERY NICE HOME!!! \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*Another \$669+/- appeared on tax bill for sewer prin/interest until paid in full; approx \$6,975 remains. 2017 SEV being appealed.

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