



Jerdon Real Estate, Inc.

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PRICE: Was \$129,900. NOW \$119,900.

LOCATION:

GRAVEL LAKE CHANNELFRONT

Address : 93311 Gravel Lake Drive, Lawton MI 49065
Approx Sq Ft : 816' (O.D.)
Lot Size : Approx. 40' on water & road by 126' deep.
Taxes : 2014 \$1,994 (Non-Homestead) w/2015 SEV might be \$2,305+/- estimate only not guaranteed*
Tax ID# : 80-16-180-099-00 (Porter Twp)
Lake Size : 295 Acres
School District: Lawton
Roof : Shingles (2008)
Elec Service : 100 amp
Construction : Frame
Heat : Natural gas space heater
Possession : At closing
Water Heater : 30 gal elec
Sewer : Municipal see below**

Built : Unknown
1st Bedroom : 9½ x 9½
2nd Bedroom : 9 x 9½
Bath : Full shower
Living Room : 14 x 15½
Kit/Dining : 8½ x 9'
Porch : Enclosed 6 x 22'

Beach: Channel
Street: Paved public
Siding: Vinyl
Walls: Composition
Bsmnt: None, slab
Water: Well/jet pump

REMARKS: Nice cottage on this popular lake. **INCLUDED:** Range, ref., 2 dining tables, 8 chairs, 2 couches, TV stand, gas space heater, dresser, chest of drawers, queen bed w/springs & mattresses, 2 end tables, all window treatments, pier w/supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Another \$558 appeared on tax bill for annual sewer principle & interest until paid in full** Approx. \$7,425 assessment for sewer levied until paid.

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