



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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MYSTATEMLS® MLS #10621610



**PRICE: \$389,000.**

**LOCATION:**

**LAKE CORA LAKEFRONT**

**Address** : 44473 North Shore Drive, Paw Paw MI 49079  
**Approx Sq Ft** : 1,636 + 510 above garage (O.D.)  
**Lot Size** : 50' on Lake/road by approx. 200' deep. (2) Back-Lots 90' on road by 100' deep  
**Taxes** : 2018 \$4,851 (Non-Homestead) w/2019 SEV might be \$6,893 +/- estimate only not guaranteed\*  
**Tax ID#** : 80-14-440-014-00 & 80-14-440-046-01  
**Lake Size** : 220 Acres  
**School District:** Paw Paw  
**Roof** : Shingles (2012)  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : HVAC nat gas  
**Possession** : At closing  
**Water Heater** : Rental 100 gal elec  
**Sewer** : Septic type

**Beach:** Sandy  
**Street:** Public paved  
**Siding:** Wood  
**Walls:** Wood  
**Bsmnt:** Partial  
**Water:** 4" sub/well

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 13 x 14'  
**2<sup>nd</sup> Bedroom** : 11 x 15' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : Above Garage 11 x 16'  
**Bath** : Full Tub/shower  
**Bath** : Half  
**Bath** : Above Gar. Full Tub/shower  
**Living Room** : 13 x 19'  
**Kitchen** : 13 x 19'  
**Dining** : 10 x 19'  
**Living Room** : Above Gar. 9 x 11'  
**Fireplace** : Brick Wood Burning  
**(2) Decks** : 12 x 26', 6 x 38'  
**Garage** : 2½ Car detached 28 x 32'

**REMARKS:** WATER HEATER IS RENTAL . Included: range, ref., micro wave, washer, dryer, 4 couches, love seat, recliner, dining room table w/5 chairs, 5 end tables, 6 kit chairs, 2 hide-a-beds, 6 single beds, 2 double beds, queen bed, all w/springs & mattresses, free standing A/C unit, pier w/supports, 2 kayaks, paddle boat, row boat. \*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)