



Jerdon Real Estate, Inc.

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PRICE: \$249,900.

LOCATION:

LITTLE FISH LAKEFRONT

Address : 17039 Stevens Forest Lake St., Cassopolis MI 49031
Approx Sq Ft : 1,562' (O.D.)(Includes 762 SF in lower level)
Lot Size : 50' along lake, 65' on road by 176/185' deep +/-.
Taxes : 2013 \$3,055 (Non-Homestead) w/2014 SEV might
 Be \$3,005 +/- estimate only not guaranteed*

Tax ID# : 14-140-550-005-00 (Volinia Twp)

Lake Size : 139 Acres (all-sport)

School District: Marcellus

Roof : Shingles

Elec Service : 200 amp

Construction : Frame

Heat : HVAC propane gas*

Possession : At closing

Water Heater : 50 gal elec

Sewer : Septic type

Beach: Very sandy

Street: Paved public

Siding: Vinyl

Walls: Dry wall/pine

Bsmnt: 90% walkout

Water: Well/jet pump

Built : Remodeled 2005-12

1st Bedroom : 10 x 11'

2nd Bedroom : 10 x 10'

3rd Bedroom : 8 x 24' (Lower Level)

Bath : Full Tub/Shower

Bath : Half (Lower Level)

Living Room : 14 x 24'

Kit/Dining : 12 ½ x 24' (Lower Level)

Porch : Enclosed 7½ x 24' (Lower level)

Fireplace : Brick, wood burning

Garage : 2-Car detached 24 x 24'

Shed : 8 x 12'

REMARKS: INCLUDED; 3 couches, coffee table, 11 end tables, 7 table lamps, 5 chest of drawers, 2 chests, recliner, rocking chair & ottoman, fireplace screen, grate, & accessories, 2 queen, 2 double beds all w/springs & mattresses, dining table & 6 chairs, grill, deck table & 6 chairs, swing, storage chest, 1 trash receptacles, 4 wood chairs, hose & cart, Honda ATV, push lawn mower, rotor tiller, 2 ladders, shop vac, trailer, pier w/supports, shed, all window treatments . 10x150' Concrete drive + additional paved parking. Hardwood & ceramic tile floors, composite decking & vinyl railing, WALK-IN CONDITION. *Both levels have individual AC units & one level has electric forced air furnace & one level has propane furnace.*Jerdon cannot guarantee tax estimate but provides to assist the buyer.