



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #10638881



PRICE: Was \$595,000 NOW \$575,000.

LOCATION:

CHRISTIE LAKEFRONT

Address	: 48311 Howard Drive, Lawrence MI 49064	Approx. Built	: 1976
Approx Sq Ft	: 2,330(O.D.)(544 SF 2 nd L., 841' Lower level)	1st Bedroom	: Master 10 ½ x 14'
Lot Size	: Approx. 2+/- Acres total; Lakefront: 75' on Lake/Rd by196/206' deep. Back: 160' on road, 278' across back by 230/372' deep.	2nd Bedroom	: 16 x 16 (2 nd Level)
Taxes	: 2018 \$7,571 (Non-Homestead) w/2019 SEV might be \$8,595+/- estimate only not guaranteed*	3rd Bedroom	: 9 x 16 (2 nd Level)
Tax ID#	: 4 Tax parcels (Lawrence Twp)	4th Bedroom	: 10 x 10' (Lower Level)
Lake Size	: 211 acres	Bath	: Master Half
School District:	Lawrence	Bath	: Full Tub/shower
Roof	: Shingles	Bath	: Full Tub (2 nd Level)
Elec Service	: 200 amps	Bath	: Half (Lower Level)
Construction	: Frame	Liv/Dining	: 11½ x 26'
Heat	: Hot water baseboard	Kitchen	: 13 x 13½
Possession	: 30 days after close	Family Room	: 14½ x 25½ (Lower Level)
Water Heater	: NEW 2017 50 gal elec	Laundry	: 10 x 12½ (Lower level)
Sewer	: Septic type	Garage	: 2-Car attached 20x25'
		Fireplace	: Brick wood burning
		Pergola	: 14x23
		Deck	: 22 x 13/26'

REMARKS: Large back parcel completely wooded & ideal for building, additional parking & recreation. NEW 2015 propane gas boiler. NEW 2018 90 gal water tank & water softener. Septic tank pumped 8/2019. NEW 2018 Pergola. Included: kitchen island, range, 2 refs., dishwasher, micro wave, all window treatments, washer, dryer, water softener, pier w/supports . *Jerdon cannot guarantee tax estimate but provides to assist the buyer.