



Jerdon Real Estate, Inc.

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MYSTATEMLS MLS #11160928



PRICE: \$649,500.

LOCATION:

INDIAN LAKEFRONT

Address : 55049 Indian Trail, Eau Claire MI 49111
Approx Sq Ft : 1,936'(O.D.)
Lot Size : 60' on lake, 87' across back by approx. 250' deep.
Taxes : 2022 \$4,167 (Non-Homestead) w/2023 SEV might be \$8,943+/- estimate only not guaranteed*
Tax ID# : 14-130-149-032-00 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac Union
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Electric baseboard
Possession : At closing
Water Heater : 40 gal electric
Sewer : Municipal

Beach: Soft
Street: Private paved
Siding: Wood
Walls: Plaster
Bsmnt: Crawl space
Water: 5" well

Approx. Built : Estimated 1950s
1st Bedroom : Master 11½ x 14½
2nd Bedroom : 8½ x 13'
3rd Bedroom : 8½ x 10½
Bath : Master Full shower
Bath : Full Tub/shower
Living Room : 12 x 17½
Kit/Breakfast : 11 x 22½
Dining Area : 12 x 20'
Patio : 12 x 12'
Fireplace : Limestone, wood burning
Garage : 2-Car detached 21 x 26
 1-Car detached 16 x 22'

REMARKS: Very private location located at end of private drive. Spacious site too! **INCLUDED:** Range, ref., dishwasher, micro wave, 4 matching chairs, dehumidifier, breakfast table, dining table w/6 chairs, window AC unit, fireplace grate, screen, piano, couch with matching chair & ottoman, 3 recliners 5 matching glass end table & coffee table, curio cabinet, table lamp, floor lamp, white cart, sleeper sofa, card table & 3 chairs, 3 bar stools, grill, patio table w/6 chairs, all window treatments, 4 twin beds & king bed all w/springs & mattresses, matching night stand & small dresser, 2 round night stands, 2 swag lamps, matching dresser w/mirror, chest of drawers,

*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)