



Jerdon Real Estate, Inc.

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MY STATE MLS



PRICE: \$224,900.

LOCATION:

SOUTH SCOTT LAKEFRONT

Address	: 46912 Woodland Drive, Bangor, MI 49013	Approx. Built	: Unknown
Approx Sq Ft	: 1,250(O.D.)	1st Bedroom	: 11½ x 14½
Lot Size	: (2) Lots totaling 85' on lake, 80' on road by 150/174' deep.	2nd Bedroom	: 10 x 11½
Taxes	: 2017 \$3,214 (Non-Homestead) w/2018 SEV might Be \$3,816+/- estimate only not guaranteed*	3rd Bedroom	: 9½ x 11½
Tax ID#	: 80-03-300-009-00 (Arlington Twp)	Bath	: Full Tub/shower
Lake Size	: Both N.&S. 203 Acres*	Bath	: Half
School District:	Bangor	Living Room	: 11 x 20'
Roof	: Shingles	Kitchen	: 8½ x 9½
Elec Service	: 200 amp	Utility	: 5 x 5½
Construction	: Frame	Porch	: Screened 24 x 24'
Heat	: Electric Baseboard	Garage	: 1-Car attached 12 x 24'
Possession	: At Closing	(2) Sheds	: 12 x 14, 10½ x 12'
Water Heater	: 52 gal electric	Kid's	
Sewer	: Septic type	Playhouse:	: 5 x 6'

REMARKS: Included: range, ref., micro wave, washer, dryer, kit table w/4 chairs, 3 window AC units, 2 queen & 1 double beds w/springs & mattresses, 5 end tables, 6 table lamps, dresser, 2 chests of drawers, 3 TV sets, TV console, TV stand, couch, love seat, recliner, OUTDOOR Items: couch, 4 chairs, 2 ottoman, coffee table, 2 gas grills, din table 5/chairs, end table, picnic table, 2 paddle boats, pier w/supports, canoe, 2 sheds, playhouse, swim raft. . *North & South Scott Lakes connect by boat and total approx. 203 acres with South at about 118+/- Acres. *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)