



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$364,900.

LOCATION:

INDIAN LAKEFRONT

Address	: 33511 Tice Avenue, Eau Claire, MI 49111	Built	: Unknown
Approx Sq Ft	: 1,522' (O.D.) (909 SF Main floor)	1st Bedroom	: 10 x 13' (2 nd Level)
Lot Size	: 35' on lake, 37' on road by 75/79' deep. Backlot: 37' road, 41' back line by 107/112' deep.	2nd Bedroom	: 10 ½ x 11' (2 nd Level)
Taxes	: 2016 \$5,475 (Non-Homestead) w/2016 SEV might be \$5,871+/- estimate only not guaranteed*	3rd Bedroom	: 9 ½ x 10 ½' (2 nd Level)
Tax ID#	: 14-130-405-002-00/14-130-405-002-10	Bath	: Full tub/shower (2 nd Level)
Lake Size	: 500 acres	Bath	: Half
School District:	Dowagiac	Living Room	: 18 x 22'
Roof	: Shingles	Kit/Dining	: 12 x 16'
Elec Service	: 200 amp	Bar area	: 9 x 9'
Construction	: Frame	Utility Rm	: 8 x 8 ½'
Heat	: HVAC propane gas	Decks	: (2) 13 x 27', 6 x 26'
Possession	: At close	Garage	: 2-car detached 24' x 40'.
Sewer	: Municipal	Neighborhood:	Tice Beach

REMARKS: INCLUDED: range, ref., dishwasher, micro wave, washer/ dryer, all window treatments, water softener, swag lamp, din table w/4 chairs, 3 bar stools, chest, futon w/cushion, TV w/stand, couch, recliner, 2 end tables, coffee table, pier w/supports, 2007 Sunchaser Pontoon w/40 HP engine, queen, full & 2 bunk beds, roll-a-way beds all w/springs & mattresses, all bedding, 2 dressers w/1 mirror, raft, tubes, life jackets, Phillips TV & stand, vinyl deck chairs, pine end table, 6 table lamps, most pots, pans, dishes, & glasses. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. H.O.A. maintains road with \$300 to \$400 annual fee. Tice Beach offers private common woods area and common off-lake parking areas for co-owners!

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)