



Jerdon Real Estate, Inc.

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PRICE: Was \$299,900 NOW \$249,900.

LOCATION:

UPPER REYNOLDS LAKEFRONT

Address : 60081 Lakeshore, Lawrence MI 49064
Approx Sq Ft : 1,130 (O.D.)
Lot Size : 94' on lake, 25' on road by 117/145' deep.
Taxes : 2015 \$2,090 (Non-Homestead) w/2016 SEV might be \$5,017+/- estimate only not guaranteed*
Tax ID# : 80-13-201-046-00
Lake Size : 87.5 acres (connects to Lower Reynolds 35.5 Acres)
School District: Lawrence
Roof : (2009) Shingles
Elec Service : 100 amp
Construction : Frame
Heat : None
Possession : At closing
Water Heater : 50 gal elec
Sewer : Septic type

Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Knotty pine
Bsmnt: Crawl space
Water: 5" well/sub pump

Built : Unknown
1st Bedroom : 11 ½ x 14 ½
2nd Bedroom : 10 x 10
3rd Bedroom : 10 x 10'
Bath : Full Shower
Kit/Dining : 10 ½ x 12 ½
Living Room : 14 ½ x 24'
Fireplace : Wood burning
Porch : Enclosed 5 ½ x 9
(2) Decks : 16 x 24, 8 x 24'

(2) Sheds : 12x16, 8x12'

REMARKS: SELLER HAS REQUESTED SHOWINGS BY APPOINTMENT ONLY 1 to 2 DAYS IN ADVANCE. Included: Range, ref., microwave, TV set & stand, couch, 2 recliners, 3 floor lamps, 4 window AC units, 2 single & double beds all w/springs & mattresses, 3 chest of drawers, gas grill, vinyl storage chest, paddle boat, ONE light colored pier & supports (excluded is 2nd pier), swim raft, all window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the

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