



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$59,900

LOCATION:

INDIAN LAKE (Private) ACCESS

Address	: 33478 Nina Drive, Eau Claire MI 49111	Built	: Unknown
Approx Sq Ft	: 902'(O.D.)	1st Bedroom	: 9 ½ x 12
Lot Size	: (2) Lots; House Lot: 62' on Nina by 63' deep. Storage Lot: 54' On road by 44' deep.	2nd Bedroom	: 7 ½ x 13'
Taxes	: 2014 \$795.71 (Homestead) w/2015 SEV might be \$828 OR \$1,410+/- Non Homestead estimate only*	Bath	: Full Tub/shower
Tax ID#	: 14-130-405-024-00 & 14-130-405-014-00	Kitchen	: 9 x 12'
Lake Size	: 500 Acres	Living Room	: 16 x 19'
School District:	Dowagiac	Utility	: 8½ x 11'
Roof	: Shingles/Rubber-ized	Screen House	: 12 x 12'
Elec Service	: 100 amp	Sheds	: Four total
Construction	: Frame		
Heat	: Propane heater 2010	Beach:	Sandy, see below
Possession	: At closing	Street:	Private paved
Water Heater	: 30 gal propane gas 2013	Siding:	Alumn
Sewer	: Municipal	Walls:	Panel/board
		Bsmnt:	Crawl space
		Water:	Spike well/jet pump

Neighborhood: Tice Beach Resort

REMARKS: INCLUDED: range, 2 refs., washer, dryer, freezer, queen bed w/springs/mattresses, window AC, all window treatments, all sheds, microwave, toaster oven, couch, trash compactor. Flat roof area has rubberized material installed in 2013. PRIVATE LAKE ACCESS via Master Deed of Tice Beach which stipulates: "The lake access with limited riparian rights between units 6 & 7 for the benefit of Units 23, 24, & 25 together with the right to install a pier & dock or moor three (3) watercraft." *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Storage Lot is located directly across road from house lot. Storage lot for parking, garage, sheds, etc. Annual HOA fees (mostly for road maintenance) range approx. from \$200 to \$400 per year +/- . Subject Property are Units #24 and #24a.

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



Storage Lot across the street from House Lot.