



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #11165777



PRICE: \$798,000.

LOCATION:

INDIAN LAKEFRONT

Address : 33562 Forest Beach, Eau Claire MI 49111
Approx Sq Ft : 2,580 (O.D.)(920 SF on 2nd Level)
Lot Size : 80' on lake, 116' road, by 154/203' deep.
Taxes : 2022 \$9,387 (Non-Homestead) w/2023 SEV might be \$13,965+/- estimate only not guaranteed*
Tax ID# : 14-130-142-013-10 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC propane gas
Possession : At closing
Water Heater : 50 gal elec
Sewer : Municipal

Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Crawl space
Water: 2" well/jet pump

Approx. Built : Unknown
1st Bedroom : 11 x 14'
2nd Bedroom : 10½ x 14'
3rd Bedroom : 11 x 13' (2nd Level)
4th Bedroom : 14 x 19 (2nd Level)
Bath : Full Shower
Bath : Full Shower
Living Room : 15 x 31'
Kit/Dining : 8 x 30½
Sitting Area : 11 x 14½
Family Room : 14½ x 17½ (2nd level)
Entry: 7x7 **Laundry:** 6½ x 7'
Fireplace : Cut fieldstone, wood burning
Garage : 2 ½ Car detached 22 x 24'
Decks : (2) 15½ x 20, 8 x 21'

REMARKS: Once in a lifetime property with 80 feet of sand beach, level site, and nice condition. See MyStateMLS page for detailed photos and floor plan.

*Jerdon cannot guarantee tax estimate but provides to assist the buyer.