



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$75,000.**

### LOCATION:

### EAGLE LAKE ACCESS

**Address** : 23705 South Shore, Edwardsburg MI 49112  
**Approx Sq Ft** : 874' (O.D.)  
**Lot Size** : 24' on road by 132' deep.  
**Taxes** : 2015 \$698 (Non-Homestead) w/2016 SEV might be \$714 AS HOMESTEAD or \$1,201+/- Non-H. estimate Only not guaranteed\*  
**Tax ID#** : 14-090-120-007-00 (Ontwa Twp)  
**Lake Size** : 379 acres  
**School District:** Edwardsburg  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Nat gas space heater  
**Possession** : At closing  
**Water Heater** : 40 gal electric  
**Sewer** : Municipal. see below\*

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 7½ x 14½  
**2<sup>nd</sup> Bedroom** : 7½ x 14'  
**Bath** : Full tub/shower  
**Kitchen** : 9½ x 10'  
**Living/Dining** : 9½ x 29'

**Beach:** Access, across road  
**Street:** Paved public  
**Siding:** Vinyl  
**Walls:** Dry wall/knotty pine  
**Bsmnt:** Crawl space  
**Water:** Well/pump\*\*

**REMARKS:** Access is almost directly across the street. INCLUDED: range, ref., gas space heater, chest of drawers, 2 end tables, window treatments. \*Sewer assessment paid but dwelling is not yet connected. \*Well pump needs repair. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.