



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$120,000.**

### LOCATION:

### SHAVEHEAD CHANNELFRONT

<b>Address</b>	: 66012 Emma Drive, Vandalia MI 49095	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,012(O.D.)(487 SF finished in lower level)	<b>1<sup>st</sup> Bedroom</b>	: 9 x 10'
<b>Lot Size</b>	: 48' on water, 47' on road by 179/182' deep. Back-Lot 50' by 145' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 9 x 11'
<b>Taxes</b>	: 2016 \$1,891 (Non-Homestead) w/2016 SEV might Be \$2,099+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 9 x 9½'
<b>Tax ID#</b>	: 14-120-135-003-00 (Porter Township)	<b>Bath</b>	: Full tub/shower
<b>Lake Size</b>	: 289 Acres	<b>Living Room</b>	: 11½ x 19½ (Lower level)
<b>School District:</b>	Constantine	<b>Kit/Dining</b>	: 11 x 19½ (Lower Level)
<b>Roof</b>	: Needs replacing	<b>Screen Porch</b>	: 9½ x 19½ (Lower Level)
<b>Elec Service</b>	: 100 amp	<b>Fireplace</b>	: Brick w/insert
<b>Construction</b>	: Frame	<b>Shed</b>	: 12 x 16'
<b>Heat</b>	: Forced air heat; propane		
<b>Possession</b>	: At closing	<b>Beach:</b>	No sand
<b>Water Heater</b>	: 30 gal electric	<b>Street:</b>	Private gravel
<b>Sewer</b>	: Municipal, assessment paid	<b>Siding:</b>	Vinyl
<b>REMARKS: DIRECTIONS:</b>	Birch rd to Rainbow Rd, Right on Emma Lane (not marked but located between Glendon Rd & Joseph St). *Jerdon cannot guarantee tax estimate but provides to assist the buyer.		
		<b>Walls:</b>	Dry wall
		<b>Bsmnt:</b>	Finished walkout
		<b>Water:</b>	5" well/pump

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