



# Jerdon Real Estate, Inc.

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**PRICE: Was \$239,900. NOW \$219,900.**

### LOCATION:

### LITTLE FISH LAKEFRONT

<b>Address</b> : 17111 Stevens Forest Lake St., Cassopolis MI 49031	<b>Built</b> : Unknown, 2017 Remodeled
<b>Approx Sq Ft</b> : 1,534(Includes 767 SF in Lower walkout)(O.D.)	<b>1<sup>st</sup> Bedroom</b> : 9 x 9
<b>Lot Size</b> : 50' on lake, 57' on road by 155' deep.	<b>2<sup>nd</sup> Bedroom</b> : 8 x 9½
<b>Taxes</b> : 2017 \$2,824 (Non-Homestead) w/2017 SEV might Be \$2,963+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b> : 12 x 13½ (Lower level)
<b>Tax ID#</b> : 14-140-550-012-00 (Volinia Township)	<b>Bath</b> : Full shower
<b>Lake Size</b> : 139 Acres	<b>Bath</b> : Half
<b>School District:</b> Marcellus	<b>Liv/Kit/Dining:</b> 19½ x 23
<b>Roof</b> : NEW 2017	<b>Kitchen</b> : 11½ x 12' (Lower Level)
<b>Elec Service</b> : NEW 200 amp	<b>Family Room</b> : 10 x 23½ (Lower Level)
<b>Construction</b> : Frame	
<b>Heat</b> : Elec hot water basebd	
<b>Possession</b> : At closing	
<b>Water Heater</b> : (2) NEW 40 gal elec & tankless	
<b>Sewer</b> : Septic type	

**REMARKS: Practically NEW condition as it is just remodeled.** Included: Pier w/supports. ALL NEW windows, floor covering, dry wall, plumbing, fixtures, roof, 2 kitchens & baths, siding, electric, etc. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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