



Jerdon Real Estate, Inc.

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PRICE: \$239,900.

LOCATION:

LITTLE FISH LAKEFRONT

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

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)