



## Jerdon Real Estate, Inc.

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**PRICE: \$154,900**

### LOCATION:

### LITTLE FISH LAKEFRONT

**Address** : 17921 Stevens Forest Lake Rd, Cassopolis, MI 49031  
**Approx Sq Ft** : 716 (O.D.)  
**Lot Size** : 68' on lake, 50' on road by 182/217' deep

**Taxes** : '08 Taxes \$1,438 (Non-Homestead); w/'09 SEV might be \$2,896+/- Estimate only not guaranteed\*

**Tax ID#** : 14-140-550-033-00 (Volinia Twp.)

**Lake Size** : 139 Acres

**School District:** Marcellus

**Roof** : Shingles

**Elec Service** : 100 Amp

**Construction** : Frame

**Heat** : Electric baseboard

**Possession** : At close

**Water Heater** : Bosch- Instant Demand Electric

**Beach:** Sandy

**Street:** Paved public

**Siding:** Vinyl

**Walls:** Dry wall

**Bsmnt:** Crawl space

**Water:** Well/jet pump

**Sewer:** Septic type

**Built** : Unknown

**1<sup>st</sup> Bedroom** : 8 x 13 1/2'

**2<sup>nd</sup> Bedroom** : 9 x 9'

**Bath** : Full Tub/shower

**Living/Dining** : 12 x 24'

**Kitchen** : 7 x 8'

**Fireplace** : Propane gas

**Neighborhood:** Steven's Shady Shores

**REMARKS:** Newly rebuilt interior. Including: Range, refrigerator, microwave, washer, dryer, dishwasher (needs repair), dining table w/6 matching chairs, gas fireplace, window air conditioner, couch, recliner, water softener, china cabinet, 2 twin bed w/springs & mattresses, dresser, chest of drawers, 2 TV sets, pier w/pier supports, riding lawn mower, storage shed, 1988 pontoon boat w/25 HP motor. Directions: Dutch Settlement, N. on Lawrence, L (E) on Stevens Forest Lake Road to property. County drain easement over SW side 8'. \*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)