



Jerdon Real Estate, Inc.

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PRICE: \$119,900.

LOCATION:

UPPER REYNOLDS LAKEFRONT

Address : 46160 Meadow Lane, Lawrence MI 49064
Approx Sq Ft : 1,073 SF
Lot Size : 1+/- acre 50' on lake, 120' on road by 400' deep
Taxes : 2014 \$2,273 (Non-Homestead) SEE BELOW*
Tax ID# : 80-13-013-060-00/80-13-024-013-01(LawrenceTwp)
Lake Size : Upper 87 acres Lower: 35 Acres
School District: Lawrence
Roof : NEW 2008 shingles
Elec Service : 200 amp
Construction : Frame
Heat : Elec baseboard/wood stove
Possession : At closing
Water Heater : 30 gal elec
Sewer : Septic type

Built : 1968
1st Bedroom : 8½ x 9'
2nd Bedroom : 8½ x 9'
Bath : Full shower
Bath :
Living Room : 12½ x 24'
Kit/Dining : 9½ x 20'
Porch : Enclosed
Garage : 2-car detached 24 x 24'

Beach: Some sand
Street: Paved public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: Well/jet pump

REMARKS: Paved drive & parking. INCLUDED: range, ref., washer, dryer, wood burning stove, 2 window ac units, water softener, wardrobe, all window treatments, pier w/supports, floating dock, storage cabinet in garage. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. The 2015 SEV is \$135,00 which means the assessor believes this property is valued at \$270,000. Buyer will have good case based on asking price & real market sale to appeal & Jerdon will assist to appeal in 2016. If the SEV is reduced to this asking price above, taxes might be \$2,600+/-.

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