



Jerdon Real Estate, Inc.

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PRICE: \$115,900.

LOCATION:

LITTLE FISH LAKEFRONT

Address : 55826 Lake Street, Cassopolis MI 49031
Approx Sq Ft : 612' (O.D.)
Lot Size : 50' on lake & road by 112' deep.
Taxes : 2016 \$1,413 (Non-Homestead) w/2016 SEV might
Tax ID# : 14-140-500-005-00
Lake Size : 139 Acres
School District: Marcellus
Roof : 2009
Elec Service : 200 amp
Construction : Frame
Heat : Electric baseboard
Possession : At closing
Water Heater : 30 gal elec
Sewer : Septic type

Beach: Sandy
Street: Private gravel
Siding: Alumn
Walls: Knotty pine
Bsmnt: Unfinished walkout
Water: '09 5" well/sub

Built : 1961
1st Bedroom : 9 x 9 ½
2nd Bedroom : 9 x 9 ½
Bath : Full Shower
Kitchen : 8 ½ x 12'
Liv/Dining : 13½ x 15½
Shed : 8 x 10'

REMARKS: Included: range, 2 refs., 2 micro wave ovens, dining table w/4 chairs, TV set, 2 arm chairs, 2 double beds with all springs/mattresses, window treatments, pier w/supports, shed, pier w/supports. . *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)