


Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

 VISIT OUR WEBSITE WWW.JERDON.NET
MYSTATEMLS **MLS #11096663**

PRICE: \$846,000.
LOCATION:
DONNELL LAKEFRONT

Address : 16651 Lakeview Drive, Vandalia MI 49095
Approx Sq Ft : 3,039(O.D.)(1,344 main, 608 2nd Level, 1,087 Lower level finished
Lot Size : 52' on lake & road by 422/436' deep.
Taxes : 2021 \$5,436(Non-Homestead) w/2022 SEV might be \$11,745 OR \$6,934+/- Homestead; estimate only not guaranteed*
Tax ID# : 14-100-260-016-00 (Penn Twp)
Lake Size : 246 Acres (full-rec, one island)
School District: Cassopolis
Roof : 2006 Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC propane gas
Possession : 21 Days after closing
Water Heater : (2) 50 gal elec + Bosch tank-less
Sewer : Municipal

Beach: Sandy
Street: Public paved
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Full Walkout
Water: 5" well/jet pump

Approx. Built : 2006 (House)
1st Bedroom : 11 ½ x 13 ½
2nd Bedroom : 11 ½ x 16'
3rd Bedroom : 16 x 19' (2nd Level)
4th Bedroom : 12 ½ x 17 ½ (Lower Level)
Bath : Full Tub & separate shower
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Bath : Full Shower (Lower Level)
Kit/Din/Liv : 21 ½ x 27 ½ (vaulted ceiling)
Family Room : 21 ½ x 26 ½ (Lower Level)
Sitting Area : 10 x 19' (2nd Level)
Laundry/Util : 13 ½ x 19' (Lower level)
Deck : (2) 11x26', 6 x 18'
Garage : 2-Car detached 24 x 24'
Garage : 1-Car detached 20 x 22' with Full Shower Bath, 2nd Level storage
Shed: 8 x 12'

REMARKS: Excellent condition, 'middle building' has 2nd story storage or possible future finished area w/main floor shower bathroom, see jerdon.net for further information & personal property list, *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)