



Jerdon Real Estate, Inc.

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PRICE: \$269,900

LOCATION:

VAN AUKEN LAKEFRONT

Address	: 65837 Front Street, Bangor, MI 49053	Built	: Unknown
Approx Sq Ft	: 2,376(O.D.)	1st Bedroom	: 19 ½ x 23' (Master, 2 nd level)
Lot Size	: 120' on lake , 159' on road by 106/130' deep.	2nd Bedroom	: 10 x 10'
Taxes	: 2012 \$3,079 (Non-Homestead) w/2012 SEV might be \$6,739 +/- OR \$4,417 as Homestead; estimates Only not guaranteed*	3rd Bedroom	: 9 ½ x 10'
Tax ID#	: 80-04-028-087-00 (Bangor Twp)	Bath	: Master Full Tub (2 nd Level)
Lake Size	: 244 Acres	Bath	: Full shower
School District:	Bangor	Living Room	: 19 x 23'
Roof	: 2001	Kit/Dining	: 23 x 24'
Elec Service	: 100 amp	Utility	: 6 ½ x 10'
Construction	: Frame	Sitting Rm	: 13 x 19'
Heat	: Elec baseboard + AC units	Fireplace	: Stone, wood burning
Possession	: At closing	Garage	: 2-car attached 22 x 24'
Water Heater	: Rental 120 gal elec	(2) Decks	: 15 x 20, 14 x 18'
Sewer	: Septic type		

REMARKS: INCLUDED: range, ref., micro wave, washer/dryer, din table & 4 chairs, bench, 2 bar stools, 2 single, queen, & day beds all w/springs & mattresses, 4 chests of drawers, 2 end tables, table lamp, couch, 2 love seats glass top table w/4 chairs, coffee table, 2 rocking chairs, 4 TV sets, 2 TV stands, cassette player, DVD player, hutch, desk, Estoria wood stove, fireplace screen/grate, riding lawn mower, power washer, snow blower, pier w/supports, picnic table, swing set, gas grill, jet ski w/trailer, 24' deck boat & trailer, paddle boat, water softener, all window treatments.*Jerdon cannot guarantee tax estimate but provides to assist the buyer. **DIRECTIONS:** I-94 Exit 46, N 0.5 mile on CR 687, L. on CR 376 for 1 mile, L on 66th, L on Park, R on Van Auken Dr to Front St.

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