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MYSTATEMLS  MLS #11062892



PRICE: \$2,997,000.

LOCATION: OAK COVE RESORT, LAKE CORA LAKEFRONT

Address : 58881 46TH Street, Lawrence MI 49064
Approx Sq Ft : Lodge 3,784'(O.D.)
Lot Size : Estimated 3.75+/- acres, 333' on lake, 380' across
 Back by estimated 428' deep.
Taxes : 2021 \$10,975 (Non-Homestead) w/2022 SEV might
 be \$19,572+/- estimate only not guaranteed*
Tax ID# : 80-14-110-023-00/80-14-018-061-00(Paw Paw Twp)
Lake Size : 197 Acres (Full rec)
School District: Lawrence
Roof : Shingles 2018+/-
Elec Service : At least 200 amps
Construction : Frame
Heat : Elec basebrd
Possession : Subject to tenants
Water Heater : Several
Sewer : Septic types
Fun House: 594 SF **Ice House:** 15 x 17' (storage)

Beach: Very sandy
Street: Private gravel
Siding: wood
Walls: Dry Wall
Bsmnt: partial
Water: Central well

Approx. Built : Lodge 1904+/-

LODGE: 7 Bedrms all upstairs can sleep 22, 4 bathrooms, 2 dining areas that seat 44 + 22, commercial kit w/refrigeration, freezers & more; most all lodge furniture, equipment etc included. 3,784+/- SF

In-ground Pool Heated, 20 x 40'

5 COTTAGES/CABINS: each have shower bath (no kitchens) & can sleep another 24 guests: Snoopy Cabin: 1 BR, 252 SF Beach Cottage: 1 BR 294 SF. Mom's: 2 BR, 433 SF. Bunny Hutch: 2 BR, 354 SF. Country Cottage: 2 BR, 354 SF.

REMARKS: For more information, visit www.oakcove.com . **INCLUDED:** appliances, commercial kitchen fixtures & equipment, window treatments, tables/chairs, most of the furniture, pool chairs & accessories, dining service ware, most of the non-motorized watercraft, swim rafts, piers, picnic tables. **NOT INCLUDED:** antiques, pinball games, music box, other things in Fun House. Resort set up as the "American Plan" style serving two daily meals to guests. Also has shuffleboard court, volleyball & badminton areas. "Fun House" is especially popular with kids. LAKE CORA is a crystal clear spring fed lake with easy access from I-94. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.