



Jerdon Real Estate, Inc.

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PRICE: Was \$129,900 NOW \$89,900.

LOCATION:

BRUSH LAKE CHANNELFRONT

Address	: 7046 Brush Lake Road, Eau Claire MI 49111	Approx Built	: Mobile '98/Addition 2003
Approx Sq Ft	: 1,500+/--(O.D.)(Both Mobile & addition combined)	1st Bedroom	: 13 x 15
Lot Size	: 101' on water, 100' on road by 294/310' deep.	2nd Bedroom	: 9 ½ x 13' (Mobile)
Taxes	: 2017 \$917 (Homestead) w/2017 SEV might be \$992+/- OR \$1,776+/- Non-Homestd *estimate only not guaranteed*	3rd Bedroom	: 7 ½ x 8' (Mobile)
Tax ID#	: 16-0036-0009-14-5 (Pipestone Twp)	Bath	: Full Tub/shower (Mobile)
Lake Size	: Small engine	Bath	: Full Tub/shower
School District:	Eau Claire	Bath	: Full Tub/shower
Roof	: Flat/shingles	Living Room	: 15 x 18
Elec Service	: (2) 100 amp boxes	Living Room	: 13 x 16' (Mobile)
Construction	: Mobile/Frame	Kit/Dining	: 16 x 32 (Basement)
Heat	: HVAC propane gas	Kit/Dining	: 12 x 16' (Mobile)
Possession	: 30 Days after closing	Utility	: 8 x 10 (Mobile)
Water Heater	: 50 gal electric	Deck	: 8 x 14'
Sewer	: Septic type		
REMARKS:	*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)