


**Jerdon Real Estate, Inc.**

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**MyStateMLS** **MLS #11542442**

**PRICE: \$295,000.**
**LOCATION:**
**DONNELL LAKEFRONT**

**Address** : 61463 E. Donald Roadway, Vandalia MI 49095  
**Approx Sq Ft** : 997' (O.D.)(includes enclosed porch)  
**Lot Size** : 16' on lake, 50' on road by 124/135' deep.  
**Taxes** : 2024 \$1,909 (Non-Homestead) w/2025 SEV might be \$3,935 +/- estimate only not guaranteed\*  
**Tax ID#** : 14-100-280-095-00 (Penn Twp.) penntwpmi.org  
**Lake Size** : 246 Acres  
**School District:** Cassopolis  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : None  
**Possession** : At closing  
**Water Heater** : 50 gal elec  
**Sewer** : Municipal

**Beach:** Sandy  
**Street:** Paved Public  
**Siding:** Vinyl  
**Walls:** Panel  
**Bsmnt:** Slab  
**Water:** Municipal

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11 x 19½ (walk-through)  
**2<sup>nd</sup> Bedroom** : 9½ x 11'  
**Bath** : Full Tub/shower  
**Living Room** : 12 x 13½  
**Kit/Breakfast** : 11½ x 12'  
**Porch** : Enclosed 8½ x 23½  
**Fireplace** : Wood burner  
**Shed** : 8 x 12'  
**Wood burner** : Stand alone

**REMARKS:** Excellent condition cottage that is in 'turn-key' condition. Furnished with most contents & furniture, appliances, plus pontoon boat and two jet skis with lifts & trailers. Low maintenance and a sandy beach on this terrific lake. Pickle ball courts located just 5 minutes away at Penn Twp Hall. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Buyer assumes remainder of municipal water assessment payable on the winter tax bill of \$252.96 p/yr (included in tax amount above) with a principle owed of approx. \$3,789 @ 2.75% interest which can be paid in full at anytime. Located in Penn Township [www.penntwpmi.org](http://www.penntwpmi.org) . Lines drawn on aerials are approximates and not surveys.

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