


Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

 VISIT OUR WEBSITE WWW.JERDON.NET

MLS #11276756

PRICE: Was \$3,950,000. NOW \$3,495,000.
LOCATION:
INDIAN LAKEFRONT

Address : 55007 Brush Lk Rd, Eau Claire MI 49111
Approx Sq Ft : Estimated 6,092(O.D.)(Gross Living Area)*
Lot Size : 1.77+/- Acres; 211' along Lk, 170' on Rd by 349 deep.
Taxes : 2023 \$27,682(Non-Homestead) w/2024 SEV might be \$40,891+/- OR \$25,099+/- Homestead; estimate only not guaranteed*
Tax ID# : 14-130-149-035-00 (Silver Creek Twp)
Lake Size : 500 Acres all-sport
School District: Dowagiac Union
Roof : Shingles
Elec Service : 400 amp
Construction : Frame
Heat : HVAC Geo Thermal
Possession : At closing
Water Heater : (2) Tankless, +50 gal.
Sewer : Municipal
Deck : 12 x 32' (Vinyl)
Patio : 30 x 40' concrete
Open Porch : 8 x 30'
Beach: Some sand
Street: Public paved
Siding: Vinyl/stone
Walls: Dry Wall
Bsmnt: Full walkout
Water: 5" private well
Garages: (2) 1-car attached
Fireplaces: (2) Stone , gas log

Approx. Built : 2010
1st Bedroom : Primary 15 x 16 ½'
2nd Bedroom : 10 ½ x 12 ½ (2nd Level)
3rd Bedroom : 10 ½ x 15 ½ (2nd Level)
4th Bedroom : 12 x 13' (Lower Level)
5th Bedroom : 12 x 13' (Lower Level)
Primary Bath : Full Tub/shower 13 x 15'
Bath : Full Tub/shower
Bath : Full Tub/shower 2nd Level
Bath : Full Shower (Lower Level)
Bath : Full Shower (Lower Level)
Bath : Full Shower (Lower Level)
Great Room : Kit/Dining/Liv 18 x 42'
Sun Room : 12 x 13½
Laundry: 8½x12
Office : 10½ x 12½
Pantry: 4½ x 8
Screen Porch : 13 x 13½
Foyer: 7x19½
Family Room : (Lower L.) 20 x 26½'
Poker Room : (Lower L.) 13½ x 14'
Kitchen : (Lower L.) 12 x 15½
Theater : (Lower L.) 13½ x 25'
Pool Table Rm: 19 ½ x 24' (2nd L.)

REMARKS: *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *SF is estimated w/outside or exterior dimensions (gross living area) with Main Floor 2,516+/-, 2nd Level 1,021+/-, & Lower Walkout 2,555+/- SF.