



Jerdon Real Estate, Inc.

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MLS #11001876



PRICE: \$130,000.

LOCATION:

LITTLE FISH LAKEFRONT

Address	: 17365 Steven's Forest Lake St., Cassopolis MI 49031	Approx. Built	: Unknown
Approx Sq Ft	: 624' (O.D.)	1st Bedroom	: 12 x 13'
Lot Size	: Platted: 75' lake, 46' road by 159/169' deep. (Actual may be more lake frontage & depth)	Bath	: Full Tub/shower
Taxes	: 2020 \$2,603 (Non-Homestead) w/2020 SEV might be the same; estimate only not guaranteed*	Kit/Dining/Liv:	: 12 x 25½
Tax ID#	: 14-140-550-043-00 (Volinia Twp)	Fireplace	: Stone, wood burning
Lake Size	: 139 Acres (Full rec)		
School District:	Marcellus	Beach:	Sand
Roof	: Needs replacement	Street:	Public paved
Elec Service	: 100 amp	Siding:	Wood
Construction	: Frame	Walls:	Dry Wall
Heat	: Elec Baseboard	Bsmnt:	Crawl space
Possession	: At closing	Water:	Needs replacing
Water Heater	: 30 gal electric		
Sewer	: Septic type, unknown		

REMARKS: Dwelling being sold 'as is'. Needs major renovation work including structural damage or possible new construction with proper approvals. Platted lake frontage and lot depth is probably not actual where possible more frontage and lot depth to water's edge. Tremendous view of lake located on a point viewing both East and West ends of lake. Contact Volinia Twp for zoning/building regs. *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)

C4092 LITTLE FISH LAKEFRONT

- Beautiful spot on the lake for possible new construction or major renovation to cottage.
- At least 75' of sand beach frontage, good lot depth and panoramic view of the lake on this point.
- Cottage has structural damage being sold 'as is'.
- Contact zoning/building official for details on renovation or building new.

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Lake: 139 acres, all-sport, undeveloped shores, low boat traffic (Cassopolis-Marcellus area)

(MyStateMLS # 11001876)