



**Jerdon Real Estate, Inc.**

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MLS #11798543



**PRICE: \$471,000.**

**LOCATION:**

**INDIAN LAKEFRONT**

**Address** : 33724 Forest Beach Rd., Eau Claire MI 49111  
**Approx Sq Ft** : 912'(O.D.)  
**Lot Size** : 40' on lake by 120/127' deep Back-Lot: 40x 50/66'  
**Taxes** : 2025 \$3,365 (Non-Homestead) w/2026 SEV might be \$7,617 +/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-141-016-00 Silver Creek Township  
**Lake Size** : 500 Acres  
**School District:** Eau Claire  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : HVAC propane gas  
**Possession** : At closing  
**Water Heater** : 40 gal electric  
**Sewer** : Municipal

**Beach:** Sandy  
**Street:** Public paved  
**Siding:** Boards  
**Walls:** Dry Wall  
**Bsmnt:** Crawl space  
**Water:** 5" well

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 9½ x 15'  
**2<sup>nd</sup> Bedroom** : 9½ x 14'  
**Bath** : Full Shower  
**Living Room** : 13 x 13½'  
**Kitchen** : 10 x 11'  
**Dining Area** : 9½ x 11'  
**Deck** : Needs replacing  
**Garage** : 2-Car detached 22 x 26'

**REMARKS:** Needs remodeling including replacement of roofs & deck. Lines on surveys are not survey and rough approximates only. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.