

PROPERTY INFORMATION PACKAGE



Proudly Offers

**11811 Anchor Lane
Three Rivers, MI 49093**

List Price

\$450,000.00

Preview:

Call John Bippus at 269-535-4961

www.BippusUSAc.com

800-686-6416

Agency Disclosure: The member company acting as auctioneer/agent is an agent for the seller only.

Disclaimer: Information contained herein is believed to be correct to the best of the auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representative and auctioneer/agent shall not be liable for inaccuracies, errors, or omissions. All square footage and other dimensions are approximate. This offering is subject to prior sale and may be withdrawn, modified or cancelled at any time without notice.



Exclusive Listing



BippusUSA.com
269-535-4961

Preview:
By appointment only.

11811 Anchor Lane
Three Rivers, MI 49093

Property Highlights:

2003± sf. Main Floor, 1500± sf. Finished Walkout Basement, Lakefront Home, 3BR/3Bath, Living room w gas fireplace, Dining room, Kitchen, Den, 9' ceilings, Oak panel doors and trim, Hickory flooring and cabinets. Screened in Porch, Covered Porch w hot tub. 1200 sf. Heated three car garage. Geothermal.

Lot size: 1.5 Acres±

Lake front: 150 Feet±

Taxes: \$4,615

SEV: \$215,700.00

Directions:

From US-131 take Broadway west 3 miles to big bend in the road, go straight onto road in middle of bend, follow to Canoe, go South on Canoe to Anchor Lane, go west on Anchor Lane to property. House is 1st house on south side of road.

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Den or Formal Dining



Master Bath



Guest Bath



Master Bedroom



Guest Bedroom



West Side
Grill deck & stairs.
Generator & TV Tower.





Attic storage pull down stairs.

Main Garage



Hot and cold soft water with a floor drain.



Side garage, 40 feet deep.

Walkout Basement



Two views of the Rec. Room



Walkout Basement



Two views of the Kitchen Area.



Walkout Basement



Two views of the bedroom. Featuring a 10x10 walk-in closet.



Walkout Basement



Walkout Basement



Inferred Sauna





Two Geothermal Units. Floor heat for basement and hot water. Primary home heat and a/c.



High end water softener.

INTERIOR TRIM DETAIL

Kitchen Cabinets:

Manufacturer: Showplace, Pendleton SP, Truffle, Traditional overlay

Hardware: BQ9937-BPN

Counter top: Staron, "Sanded Mocha", SM453 by Lehman's Solid Surface

Vanities Bath A:

Manufacturer: Same as Kitchen

Hardware: BQ9937-BPN

Counter top: Alco-Products, "Cappuccino," (Matte) SG-219

Vanities Bath B:

Manufacturer: Same as Kitchen

Hardware: Same as Kitchen

Counter Top: Same as Bath A

Vanities Bath C:

Manufacturer: Summerfield Light

Hardware: Same as Bath A

Counter Top: Same as Bath A

Utility/Laundry:

Manufacturer: Harbor Court White

Hardware: Same as Bath A

Basement Kitchen:

Manufacturer: Summerfield Light

Hardware: Same as Kitchen

Counter Top: Wilsonart, Post formed, "Mesa Sand," SG-219

Interior Doors:

Style: 6 panel Oak- Color: D-298 Nutmeg- Handwipe

Supplier: Miller Door & Trim

Interior Trim:

Style: 3 1/2" Colonial Oak-Handwipe

Color: D-298 Nutmeg

Supplier: Miller Door & Trim

Interior Door Hardware:

Manufacturer: Kwikset

Style: Laurel Color: Satin Nickel

EXTERIOR MATERIALS

Shingles

Manufacturer, Color, Rating: Elk Prestique "Barkwood" 30 Year

Exterior Doors

Manufacturer: Precision Doors

Exterior Door Hardware

Manufacturer: Kwikset

Style: Front- Chelsea, Satin Nickel Patio- Estate, Satin Nickel Rest-Laurel, Satin Nickel

Windows

Manufacturer: Anderson Model: 400 Casement

Siding & Soffit-

Vinyl Siding:

Manufacturer: Wolverine Style: American Legend Color: Wicker

Front Gables: Manufacturer: Certainteed Style: Handsplit Color: Light Maple

Soffit: Manufacturer: QE Color: Desert Tan 327 (X) Aluminum () Vinyl

Eavestrough: Installer: Rain Drain Color: Desert Tan 327

Stone

Type: Baugo Creek w/ Rust

Supplier: J & N Stone

Garage Door

Type: M51 Insulated Color: Almond

Supplier: Askew's Overhead Doors

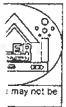
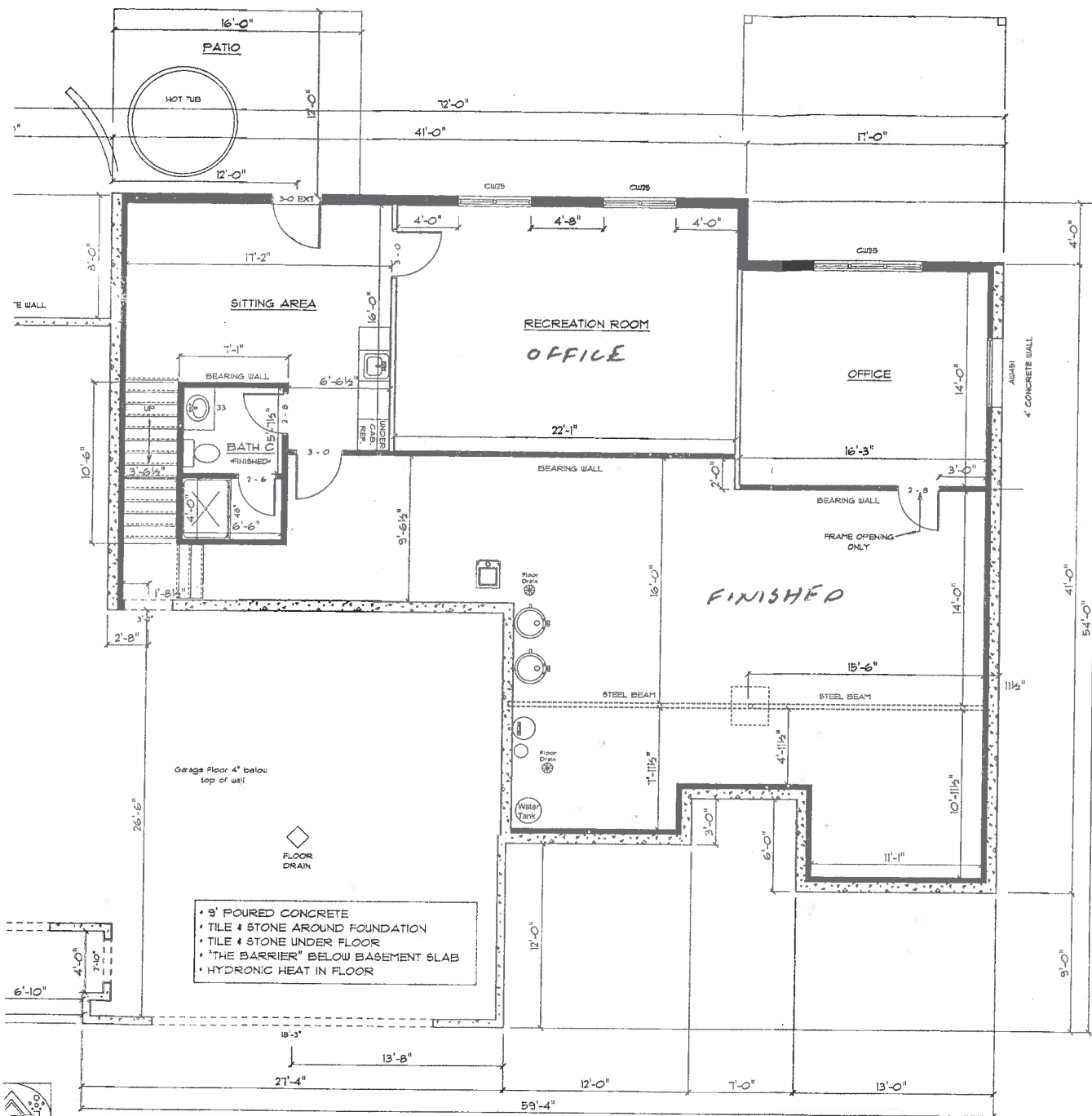
Porch Posts

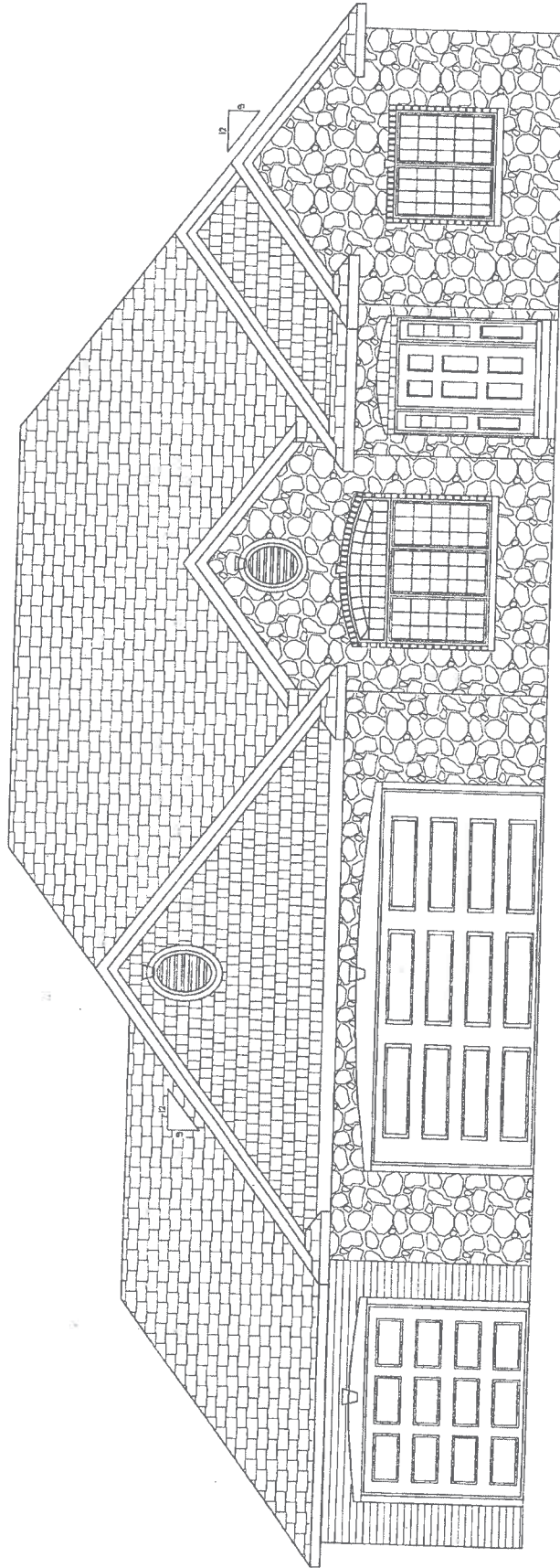
Type: Stone Size: 12 x 12 Color: Same as house



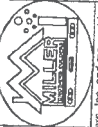
FINISHED AREA: 2,003 SQ. FT.
SCREEN PORCH AREA: 211 SQ. FT.
BIPPUS RESIDENCE

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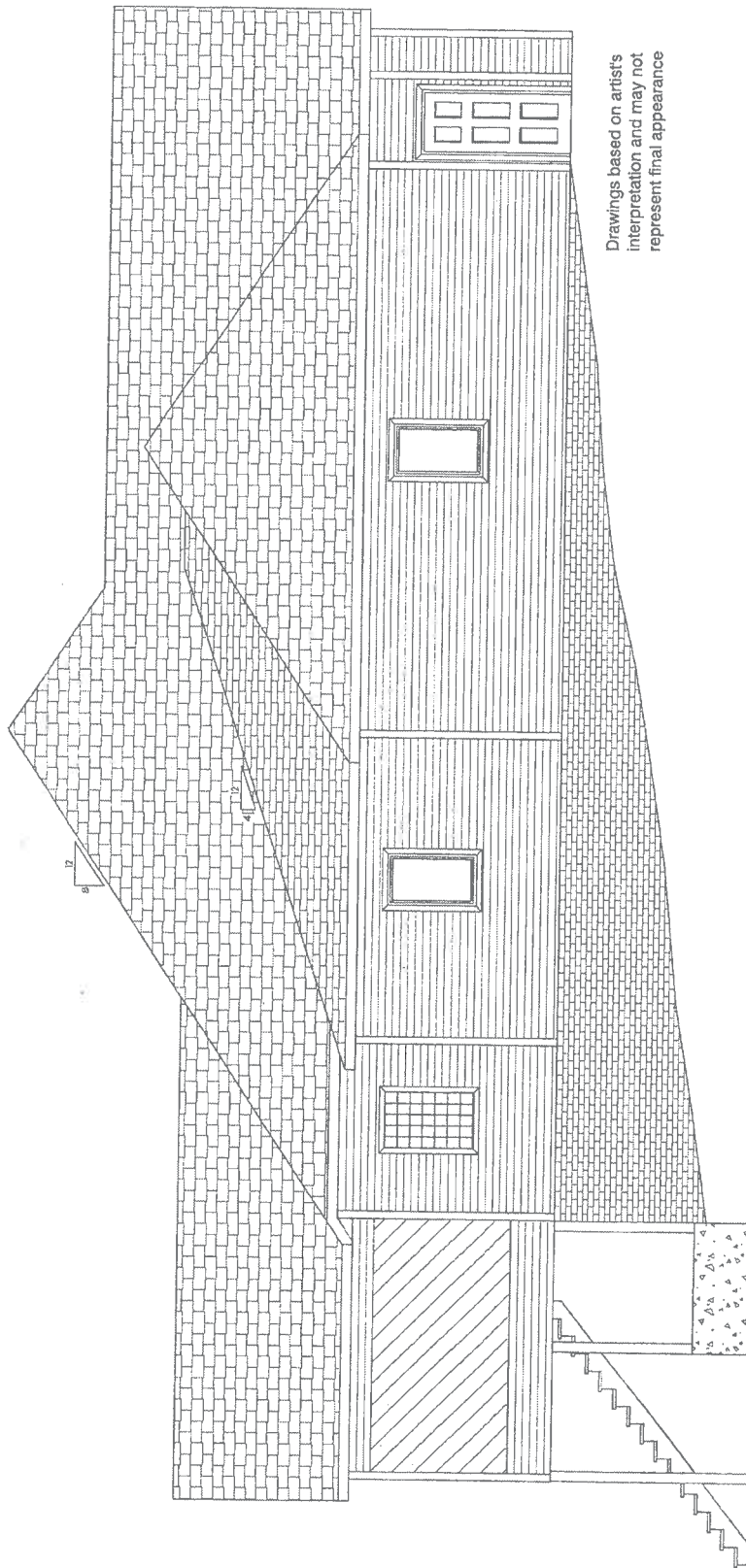


Drawings based on artist's
interpretation and may not
represent final appearance




BIPPUS RESIDENCE
FRONT ELEVATION
MAY 10, 2005

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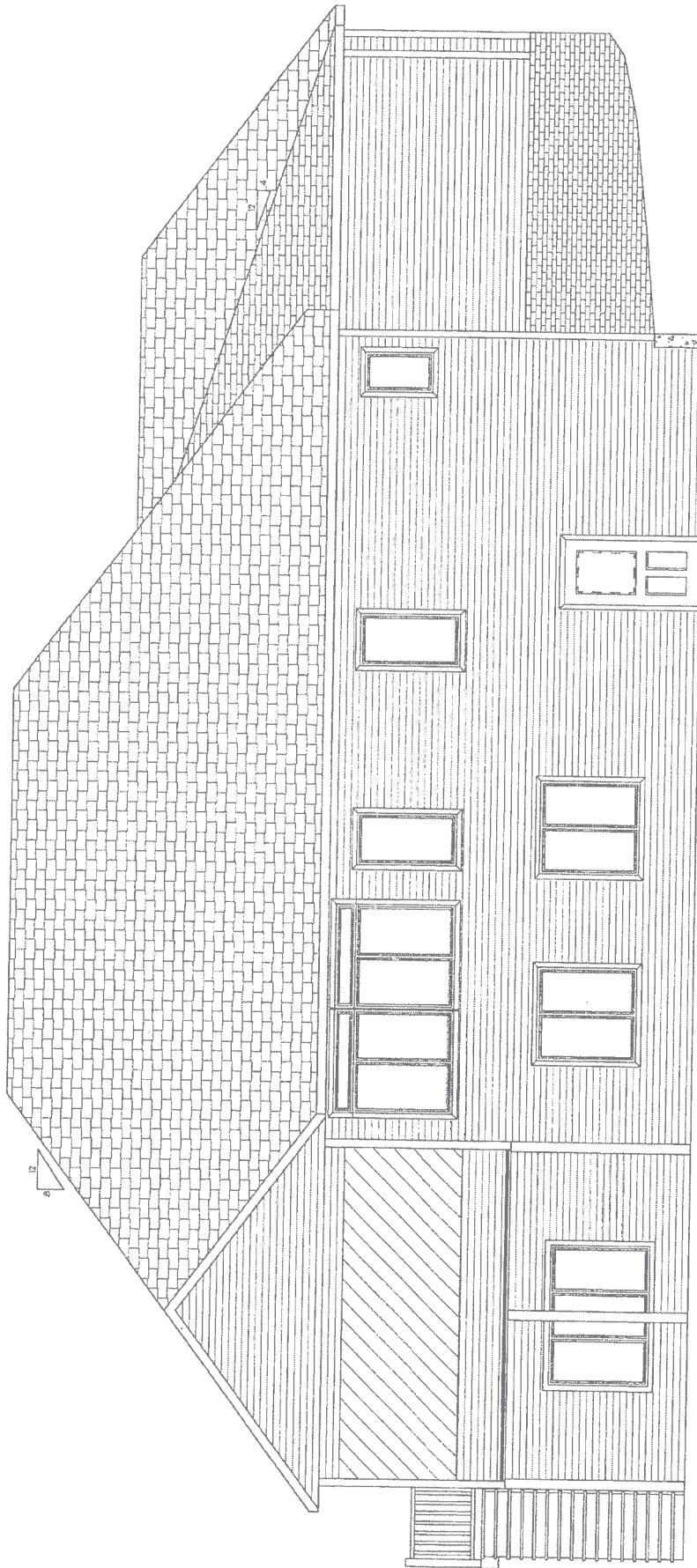


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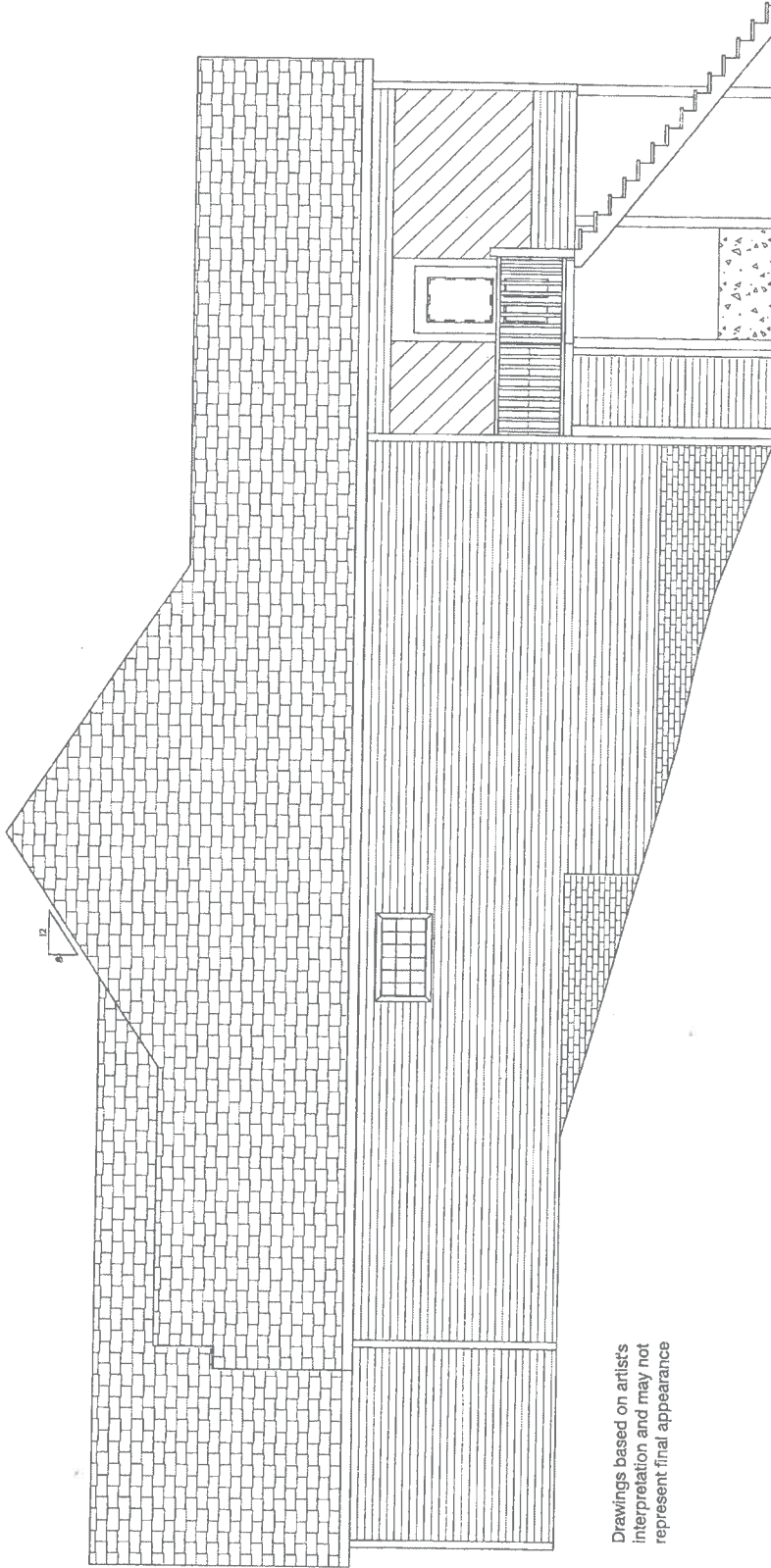
BIPPUS RESIDENCE
LEFT ELEVATION
MAY 13, 2005

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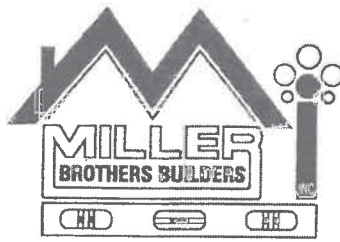
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	<p>BIPPUS RESIDENCE</p> <p>REAR ELEVATION</p> <p>MAY 13, 2005</p>
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Drawings based on artist's
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	<p>BIPPUS RESIDENCE RIGHT ELEVATION MAY 13, 2005</p>
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1819 East Monroe Street, Goshen, IN 46528
Across from the Fairgrounds
(574) 533-8602

6/3/05

John Bippus

BUILDERS OF QUALITY HOMES

As per drawings and standard specifications with the following changes and detail:

Includes the following:

General:

- 2,003 Sq Ft finished area
- 17-4 X 16-0 Screened porch with treated wood stairway to lower level
- 74 Sq Ft finished Bath in Basement

Foundation:

- Full basement with 9 ft high poured concrete walls
- Graywall waterproofing on foundation walls
- Tile and stone outside foundation
- Tile and stone under basement floor
- Stud and insulate foundation walls per print
- Walk-out with 16x12 concrete patio

Garage:

- 1,284 sq ft Garage per print
- Storage over 2 car Garage with pull-down stair
- Interior of two car Garage finished, one car interior unfinished
- Two floor drains
- 4" step-up in Garage
- Insulated Garage OH doors with openers, one keyless entry
- 2,414 sq ft Concrete driveway

Exterior:

- 33 lin ft concrete sidewalk, 42" wide
- Elk Prestique 30 shingles
- 8/12 Roof pitch, 9/12 on sides & gables
- Ice & water shield as required
- Wolverine American Legend vinyl siding
- Handsplit shakes in front gables per elevation drawing
- Cultured Stone per elevation drawing
- Stone Pillars with arch
- Arches above Garage doors
- 3 1/2" trim around openings
- 5" frieze boards in front gables
- Two oval gable vents with one keystone each

Energy Package:

- 2 x 6 Exterior house walls
- Andersen 400 Casement windows with screens
- Andersen FWG 60611 patio door with added fixed panel
- Front entry: Precision door 750STZ fiberglass with two side lites
- Chelsea handleset on front entrance, all other door locks are Laurel
- Other exterior doors: Precision door 20ga steel, clad brick mold
- House to Garage doors: Precision 006 20ga, wood brick mold

(Continued from previous page)

Energy Package:(cont.)

Geothermal "Water Furnace" w/ Desuperheater & storage tank
Aprilaire 2400 high efficiency air filter
Aprilaire 600 humidifier
Basement to have water-to-water heating unit and 1,100 sq. ft. radiant floor heat
"The Barrier" insulation under entire Basement floor
OSB sub-siding with housewrap
AirTite insulation package, wet blown R25 cellulose in exterior walls
Attic insulation R50 cellulose
Attic ventilation, vented soffit and vented ridge

Electrical:

320 Amp electrical service w/ 1- 100 Amp panel & 1-200 Amp panel
Whole house surge protector
240V to range & dryer
Electric to Hot Tub and to Welder
Wire for Post lamp
Wired for four ceiling fans, four speed controls
Three Dimmer Switches
Five Phone jacks, four TV jacks
Eight recessed can lights, One shower can light
180 Electrical Openings
Five Smoke Detectors
Nutone Door Chime
Install Spacesaver Microwave
Four exterior recepts
Exterior Sodium wall pack light
Timer for post lamp & motion sensors for two garage lights
Conduit under garage floor for future electrical

Plumbing:

Copper water lines, PVC drain lines
52 gallon Electric water heater
One 48" FRP shower & One 60" FRP tub/shower
Plumbing harness for future water softener, water line for icemaker
Plumbing under Basement floor for Bath & future Kitchen including sludge pump
Delta faucets per detail
Delta filtered tap-water faucet
Three Toto G-Max elongated toilets
Laundry tub in Garage
Install Owners Steam Shower
Install Dishwasher
Passive Radon reduction system

Interior:

Showplace Cabinets and Vanities (see allowance below)
Bath C: Summerfield Light, Laundry: Harbor Court White
Cultured marble tops Baths
Mirrors over Vanities
One Nutone quiet bath vent fan with heat
Six panel Oak interior doors, 3 1/2" Oak trim, 4 1/4" base
All trim & doors to be handwiped
Laurel door locks
Eggshell finish Int. wall paint
Two tone painting
Clean house

WATER WELL AND PUMP RECORD

Completion is required under authority of Part 127 Act 368 PA 1978
Failure to comply is a misdemeanor

TAX NO:

PERMIT NO:

28298

1. LOCATION OF WELL

County

St. Joe

Township Name

Fabius

Fraction

NW 1/4 SE 1/4 SE 1/4

Section No.

20

Town No.

65

Range No.

12W

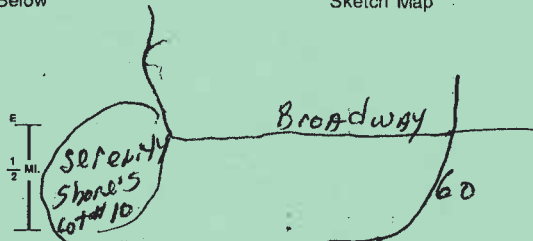
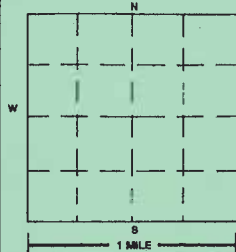
Distance and Direction from Road Intersection

Lot #10 serenity shores

Street Address & City of Well Location

Locate with 'x' in Section Below

Sketch Map



2. FORMATION DESCRIPTION

THICKNESS
OF
STRATUMDEPTH TO
BOTTOM OF
STRATUM

SAND

50

50

Gravel w/ clay

3

53

Hard SAND w/ sm Gravel

93

146

Coarse SAND / sm Gravel

32

178

USE A 2ND SHEET IF NEEDED

15. ABANDONED WELL PLUGGED?

☒ Yes ☐ No

Casing Diameter 5" in.

Depth 127 ft.

PLUGGING MATERIAL:

☐ Cement/Bentonite Slurry☐ Neat Cement☒ Bentonite Slurry

No. of Bags 5

☐ Concrete Grout☐ Bentonite Chips

Casing Removed?

☐ Yes ☒ No

16. REMARKS: (Elevation, Source of Data, etc.)

Tried to make well at 127' Bot
it did not pump. Filled with
grout

17. DRILLING MACHINE OPERATOR:

☒ Employee ☐ Subcontractor

Name Bill Hoover

3. OWNER OF WELL

Address

John Bippus

11810 Anchor LN

Three Rivers

Address Same as Well Location ☒ Yes ☐ No

4. WELL DEPTH:

Date Completed

178 ft.

8/26/05

☒ New Well☐ Replacement Well5. ☐ Cable Tool☒ Rotary☐ Driven☐ Dug☐ Hollow Rod☐ Auger/Bored☐ Jetted6. USE: ☒ Household☐ Type I Public☐ Type III Public☐ Irrigation☐ Type IIa Public☐ Heat Pump☐ Test Well☐ Type IIb Public

7. CASING:

☐ Steel☐ Threaded

Height: Above/Below

☒ Plastic☐ Welded

Surface: 1 ft

☐ Other

Diameter: 5" in. to 173 ft. depth

in. to ft. depth

Weight: lbs./ft.

BORE HOLE:

Diameter: 7 1/8 in. to 178 ft. depth

in. to ft. depth

☐ Drive Shoe☐ Shale Packer8. SCREEN: ☐ Not Installed☒ Gravel-Packed

Type P.V.C.

Diameter 5"

Slot/Gauze 12

Length: 10'

Set Between 173 ft. and 178 ft.

FITTINGS:

☐ K-Packer☐ Bremer Check☐ Blank Above Screen ft. Other

9. STATIC WATER LEVEL:

46' ft. Below Land Surface

☐ Flowing

10. PUMPING LEVEL: Below Land Surface

ft. After 1 hrs. Pumping at

50 G.P.M.

☐ Plunger☐ Bailer☒ Air☐ Test Pump

11. WELL HEAD COMPLETION:

☒ Pitless Adapter☒ 12" Above Grade☐ Basement Offset☐ Well House

12. WELL GROUTED?

☐ No☒ Yes

From 0 to 170 ft.

☐ Neat Cement☒ Bentonite☐ Other

No. of Bags 8

Additives

13. NEAREST SOURCE OF POSSIBLE CONTAMINATION:

Type Septic

Distance N

ft. Direction 75'

Type

Distance

ft. Direction

14. PUMP:

☐ Not Installed☐ Pump Installation Only

Manufacturer's Name Franklin-Myer's

Model Number Sub-75-20 HP 1 1/2 Volts 220

Length of Drop Pipe 97 ft. Capacity 20 G.P.M.

TYPE: ☒ Submersible ☐ Jet ☐ Other

PRESSURE TANK:

Manufacturer's Name Wellx Troll

Model Number WUX 202 Capacity Gallons 20

18. WATER WELL CONTRACTOR'S CERTIFICATION:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Hoover Well Drilling INC

REGISTERED BUSINESS NAME

91-2436

REGISTRATION NO.

Address 20477 CR 46 New Paris IN

Signed Bill Hoover

Date 8-27-05

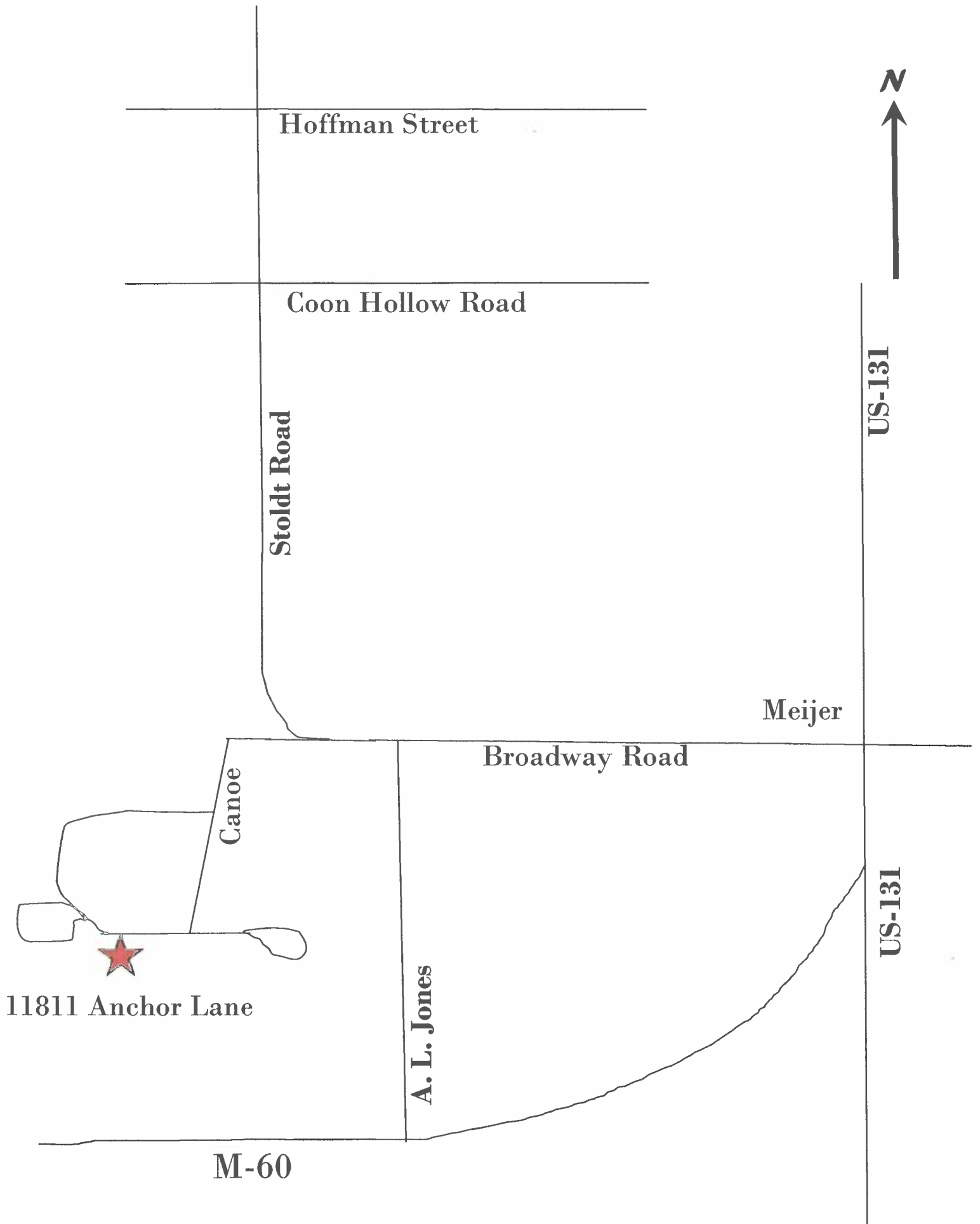
AUTHORIZED REPRESENTATIVE

IMPORTANT

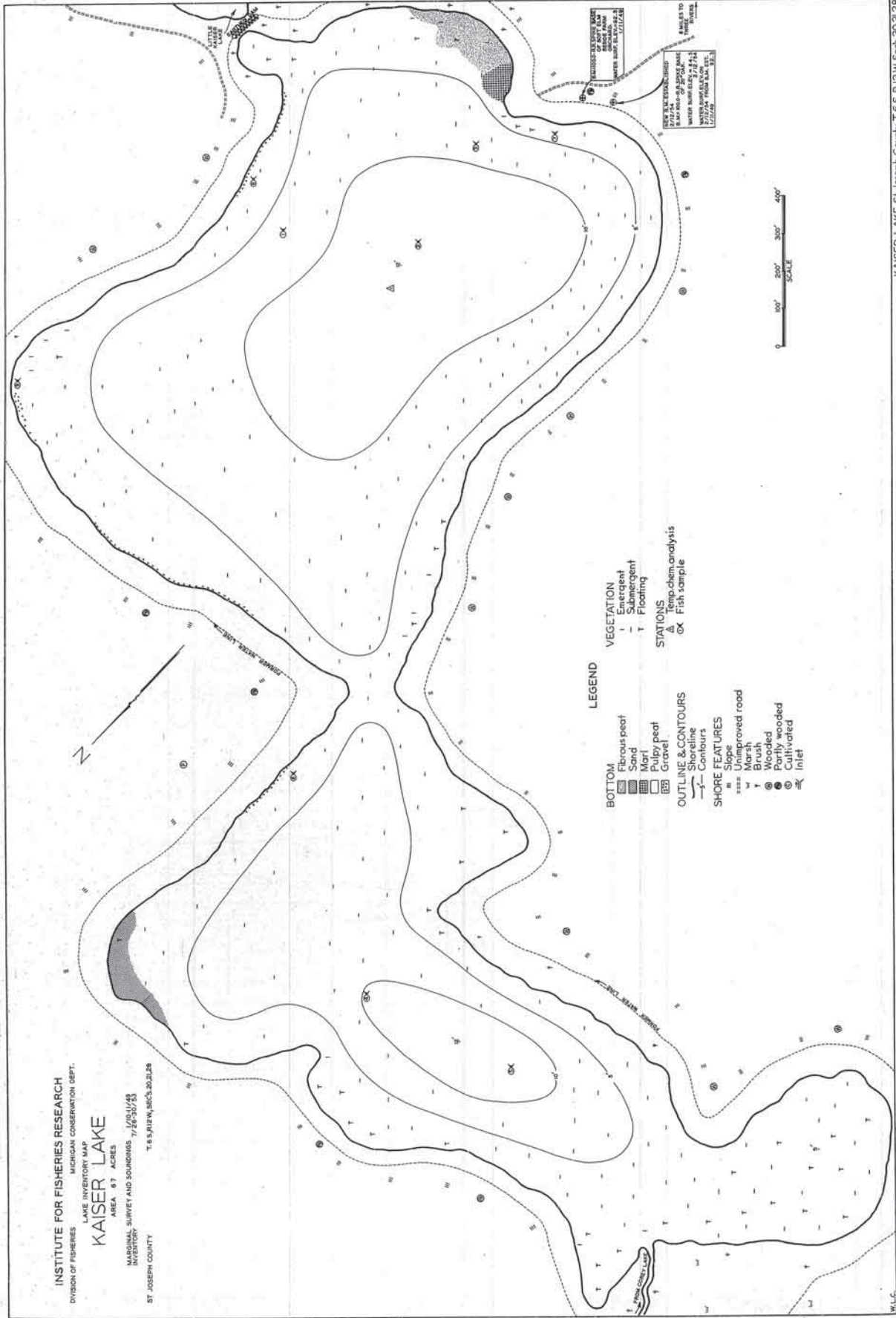
File with deed

WELL OWNER COPY

EQP 2017 (10/02)



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KAISER LAKE
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INVENTORY 7/26/30/53
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