



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$85,000 NOW \$79,900**

### LOCATION:

### FLANDERS STREET, DOWAGIAC, MI

<b>Address</b>	: 26196 Flanders Street, Dowagiac, MI 49047	<b>Built</b>	: 1977
<b>Approx Sq Ft</b>	: 1,144 (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 11 x 14'
<b>Lot Size</b>	: 1.12 +/- Acres; 120' on road by 406' deep	<b>2<sup>nd</sup> Bedroom</b>	: 10 x 10 1/2'
<b>Taxes</b>	: '08 Taxes \$727 (Homestead); w/'09 SEV might be \$1,075 +/- Estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 9 1/2 x 10 1/2'
<b>Tax ID#</b>	: 14-150-330-015-00 (Wayne Twp.)	<b>Bath</b>	: Full Tub/shower
<b>School District:</b>	Dowagiac	<b>Bath</b>	: Half
<b>Roof</b>	: NEW '02	<b>Living Room</b>	: 10 1/2 x 14'
<b>Elec Service</b>	: 100 Amp	<b>Dining</b>	: 9 1/2 x 11'
<b>Construction</b>	: Frame ("Miles" Home)	<b>Kitchen</b>	: 11 x 11 1/2'
<b>Possession</b>	: At close	<b>(2) Garages</b>	: 1-Car attached 14 x 26'
<b>Heat</b>	: NEW '02 HVAC Propane gas		: 1 1/2-Car detached 20 x 26'
<b>Water Heater</b>	: 50 Gal electric		
<b>Sewer</b>	: Septic type		

**REMARKS:** Nice country location just a few miles NE of Dowagiac. GREAT STARTER HOME ! Directions: From Dowagiac take Marcellus Hwy., R. (E) on Flanders, property on left. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

