



Jerdon Real Estate, Inc.

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PRICE: WAS \$139,900 NOW \$89,900

LOCATION:

MAGICIAN LAKE ACCESS

Address	: 31775 West Lakeshore, Dowagiac, MI 49047	Built	: Unknown
Approx Sq Ft	: 747' (O.D.)	1st Bedroom	: 11 ½ x 12'
Lot Size	: (4) Lots totaling 160' on Karl St, 150' along West Lakeshore	2nd Bedroom	: 8 ½ x 11 ½'
Taxes	: '11 \$1,868 +sewer(Non-homestead) w/'12 SEV Might be \$1,752+/- estimate only not guaranteed* Another \$542 appeared for sewer until paid in full*	Bath	: Full tub/shower
Tax ID#	: 14-130-155-057-00/14-130-155-059-00	Living Room	: 12 x 18'
Lake Size	: 528 Acres	Kitchen/Din	: 12 x 12'
School District:	Dowagiac	Enclosed Porch	: 10 x 22' (attached to gar.)
Roof	: Shingles	Garage	: 1-Car detached 14 x 22'
Elec Service	: 100 amp		
Construction	: Frame		
Heat	: Natural gas wall unit	Beach:	Sandy
Possession	: At close	Street:	Public paved
Water Heater	: Elec.	Siding:	Vinyl
Sewer	: Municipal, buyer assumes assessment*	Walls:	Panel
		Bsmnt:	Crawl space
		Water:	5" sub/well

REMARKS: Lake Access via private easement with others over lakefront Lot 43, Oaklands approx. 40' on lake. INCLUDED: range, ref., din table & 2 chairs, 4 bar stools, 2 couches, green chair, 2 sets bunk beds & queen all w/springs & mattresses, dresser, chest of drawers, 5 lamp tables, 3 table lamps, 2 window AC units, floor fan, all window treatments; in porch: din table & 6 chairs, couch, vinyl settee, upholstered chair, corner table.*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Sewer assessment remains until paid in full, can be paid at anytime; \$3,420+/- principle; annual payment of \$542+/-.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)