



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$179,900**

### LOCATION:

### KELSEY LAKEFRONT

**Address** : 23610 Lake Drive, Cassopolis, MI 49031  
**Approx Sq Ft** : 924 (O.D.)  
**Lot Size** : (5) Lots: 184' on lake, 163' on road by 137/146' deep. Back lot 35 x 125'.  
**Taxes** : '08 Taxes \$2,772 (Non-Homestead); w/'09 SEV might be \$3,195+/- Estimate only not guaranteed\*

**Tax ID#** : 14-040-140-001-00/14-040-140-041-00 (LaGrange)

**Lake Size** : 80 Acres

**School District:**

**Roof** : NEW '00 Shingles

**Elec Service** : NEW 100 Amp

**Construction** : Frame

**Heat** : NEW '00 CFA Oil

**Possession** : At closing

**Water Heater** : NEW '07 50 gal. elec.

**Sewer** : NEW '07 Septic type

**Beach:** Some sand

**Street:** Public gravel

**Siding:** Comp board

**Walls:** Dry wall/Panel

**Bsmnt:** Partial & crawl space

**Water:** 2" Well/pump

**Built** : 1952+/-

**1<sup>st</sup> Bedroom** : 11 ½ x 12 ½'

**2<sup>nd</sup> Bedroom** : 11 x 11 ½'

**3<sup>rd</sup> Bedroom** : 10 x 11'

**Bath** : Full Tub/Shower

**Living/Dining** : 11 x 21 ½'

**Kitchen** : 8 ½ x 11 ½'

**Deck** : 7 ½ x 24'

**Fireplace** : Brick; Wood-burning

**Shed** : 7 x 22'

**Playhouse** : 8 x 10'

**Neighborhood:** Kelsey Lake Terrace

**REMARKS:** Cottage sleeps 8, private park & pavilion nearby. Has "northern" feel, heavily wooded area, very low traffic area.

Included: \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Included: range, ref., micro wave, couch, blue chair & ottoman, TV set & PM3 disc player, Stereo receiver w/entertainment center, fireplace screen, grate, and accessories, 5 lamp tables, rocking chair, floor lamp, din table w/ 2 chairs, 4 table lamps, 2 queen, & 2 sets of bunk beds all w/springs & mattresses, dresser, 2 chest of drawers, 2 floor fans, pedestal fan, small metal seat, all window treatments, picnic table, 4 lawn chairs, 2 grills, hot tub, pier w/supports. **DIRECTIONS:** Dutch Settlement Rd E. of Dowagiac, R. on O'Keefe, R. onto Kelsey Lk St, R. onto Point Rd, L. on Lake Dr to property.

