



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$114,900

LOCATION:

MAGICIAN LAKE ACCESS

Address : 30275 Gilmore Ave., Dowagiac, MI 49047
Approx Sq Ft : 1,427 (O.D.)
Lot Size : (2) Lots totaling 143' on road, 185' in back by 211/215' deep.
Taxes : '08 Taxes \$826 (Homestead) + Sewer** w/'09 SEV might be \$1,274 OR \$2,165+/- (Non-Homestead) Estimate only not guaranteed*
Tax ID# : 14-130-315—151-00 (Silver Creek Twp.)
Lake Size : 528 Acres
School District: Dowagiac
Roof : NEW '05
Elec Service : 100 Amp
Construction : Frame
Possession : 30 Days after close
Heat : HVAC Natural gas
Water Heater : 50 Gal gas
Sewer : Municipal sewer, buyer assumes assessment**

Built : Unknown
1st Bedroom : 10 x 14'
2nd Bedroom : 9 ½ x 11'
3rd Bedroom : 8 x 12'
Bath : Full Tub/Shower
Bath : Half
Liv/Din Room : 20 x 23'
Kitchen : 10 x 12'
Utility : 6 x 8'
Porch : 10 x 14' (Enclosed Front)
Garage : 2-Car detached 24 x 24' w/Paved drive

Neighborhood: Rainbow Park

REMARKS: SHOWN BY APPOINTMENT. Included: Range, refrigerator, washer, dryer, dishwasher, window treatments.

**Another \$684 sewer assessment principle/interest on tax bill which can be paid in full anytime (\$4,445 assessment remains).

*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: M-152, N. on Pleasant, Right on Lakeshore which becomes Gilmore to property. Access is the private park for lot owners only, called "Rainbow Park" which has a large frontage of sandy beachfront, etc.

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