



Jerdon Real Estate, Inc.

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PRICE: WAS \$164,900 NOW \$140,000.

LOCATION:

KELSEY LAKEFRONT

Address : 23630 Lake Drive, Cassopolis, MI 49031
Approx Sq Ft : 1,413 (Includes 573 SF in finished lower walkout)
Lot Size : 57' along lake, 54' on road by 150/156' deep.
Taxes : '09 Taxes \$1,897 (Non-Homestead) w/'10 SEV might be \$2,210+/-*Estimate only not guaranteed
Tax ID# : 14-040-002-017-00 (LaGrange Twp.)
Lake Size : 80 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amp
Construction : Frame
Heat : HVAC Oil
Possession : At close
Water Heater : 40 gal electric
Sewer : Septic type

Beach: Some sand
Street: Private gravel
Siding: Vinyl
Walls: Knotty pine/dry wall
Bsmnt: Full walkout
Water: Well & pump

Built : Unknown
1st Bedroom : 13 x 17' (Lower Level)
2nd Bedroom : 7 ½ x 11 ½'
3rd Bedroom : 8 x 9'
Bath : Full Tub/shower
Living Room : 12 x 13 ½'
Kitchen/Din : 11 x 22'
Family Room : 13 x 22 ½' (Lower Level)
Utility : 7 x 8'
Fireplace : Brick, Wood-burning (Lower L.)
Deck : 10 x 22'
Shed : 8 x 10'

Neighborhood: Kelsey Lake Terrace

REMARKS: NEW AC INSTALLED 2010. Nearby to wine country. Don't try to find a better lake view because you can't, this simply tops them all! Scenic, wooded shores, private area with very low traffic road. Pontoon boat lake or smaller engine. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **INCLUDED:** Dining table and four chairs, micro wave, serving cart, fold down table, two end tables, two table lamps, couch, love seat, range, refrigerator, two charcoal grills, gas grill, deck bench and two chairs, upholstered chair, washer, dryer, utility room shelving, all window treatments, two twin, full, and bunk beds all with springs and mattresses and head boards, large dresser, small dresser, rocking chair, swag lamp, dehumidifier, water softener, work bench, pier w/ supports, shed, fireplace tools and grate, dishwasher. Directions: Dutch Settlement E. of Dowagiac, R. on O'Keefe, R. on Kelsey Lake St., R. on Point Rd., L. on Lake Drive to near end to property. (Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)



View of natural undeveloped wooded shorelines.

