



Jerdon Real Estate, Inc.

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PRICE: \$294,500

LOCATION:

DEWEY LAKEFRONT

Address	: 50910 Garrett Road, Dowagiac, MI 49047	Built	: Unknown
Approx Sq Ft	: 2,224 (912' 2 nd Level)	1st Bedroom	: 12 x 13'
Lot Size	: (All data includes Garrett Road right of way) 1+/- Acre: 120' along lake by 389/400' deep	2nd Bedroom	: 13 x 23' (2 nd Level)
Taxes	: '10 Taxes \$2,801(Non-Homestead) + sewer; w/'10 SEV might be \$3,470+/-*Estimate only not guaranteed	3rd Bedroom	: 12 x 19' (2 nd Level)
Tax ID#	: 14-130-005-049-00 (Silver Creek Twp.)	4th Bedroom	: 11 1/2 x 16' (2 nd Level)
Lake Size	: 223 Acres	Bath	: Full Tub/Shower (2 nd Level)
School District:	Dowagiac	Bath	: Half
Roof	: Shingles	Living Room	: 13 x 29'
Elec Service	: 100 Amp	Kitchen	: 9 x 19'
Construction	: Frame	Dining Rm	: 12 x 23'
Possession	: 15 Days after close	Porch	: 9 x 24' Enclosed Front
Water Heater	: 55 Gal elec	Fireplace	: Stone, wood-burning
Sewer	: Municipal, buyer assumes assessment**	Garage	: 2-Car detached 22 x 22'
Heat	: HV Natural gas	Neighborhood:	Garrett Road area

REMARKS: Beautiful location with large lot. Included: pier w/supports, water softener, & all window treatments. Must cross road from house to shore or lakefront. **Approximately \$3,366+/- sewer principle assessment left on property until paid in full (which can be paid off at any time). *Another \$534 appeared on annual tax bill for annual sewer principle & interest. *Jerdon cannot guarantee tax estimate but provides to assist the buver.



Living Rm w/fireplace.



Beautiful bedroom.



View from back lot line towards lake.



Shore.



Lakeside porch.