



## 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: Was \$349,900 NOW \$339,900.**

### LOCATION:

### DEWEY LAKEFRONT (Cottage & Apartment)

**Address** : 31999 Jones, Dowagiac, MI 49047  
**Approx Sq Ft** : 897' (Cottage)  
**Lot Size** : 4 1/2 Lots: 78 1/2' along lake, 50' on road by 140/145' deep Backlots: 150' on road by 119/129' deep.  
**Taxes** : 2011 \$7,086 (Non-homestead) w/2012 SEV might be \$7,318+/- estimate only not guaranteed\* (\*\*plus sewer assessment).  
**Tax ID#** : 14-130-127-003-00 & 14-300-129-001-00  
**Lake Size** : 223 acres (full rec)  
**School District:** Dowagiac  
**Roof** : Shingles/roll  
**Elec Service** : 60 amp  
**Construction** : Frame  
**Heat** : CFA natural gas  
**Possession** : At close  
**Water Heater** : 30 gal gas  
**Sewer** : Municipal, buyer assumes assessment\*

**Beach:** Very sandy  
**Street:** paved private  
**Siding:** Vinyl  
**Walls:** Dry wall/panel  
**Bsmnt:** Concrete crawl space  
**Water:** Well & Pump

**Built** : Unknown (cottage)  
**1<sup>st</sup> Bedroom** : 11 1/2 x 12'  
**2<sup>nd</sup> Bedroom** : 9 x 9 1/2'  
**3<sup>rd</sup> Bedroom** : 6 x 13'  
**Bath** : Full tub/shower  
**Kit/Dining** : 8 1/2 x 19'  
**Living Rm** : 9 1/2 x 24'  
**Fireplace** : Brick; wood burning  
**Decks** : (2) 11 x 14', 12 x 16'  
**Garage** : 3-car 30 x 46' (Built 1998)

**APARTMENT** (Above Garage on backlots):  
 927 SF; 200 amp; Elec baseboard heat; (3)  
 Bedrms: 9 1/2x13' 9 1/2x13' 8 1/2x12' Bath: Full  
 Tub/shower; Kit/Din/Living: 9 1/2x24'; Deck:  
 8x10' Age: 1998 +/- Address: 32000 Jones

**REMARKS: IDEAL for large family or 2-family. Cottage extensively remodeled in 2011.** \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*\*Another \$1,060 on tax bill for annual sewer prin/interest until paid in full. Approx \$6,130 left (for 2 sewer taps). **Included with Cottage (3199 Jones):** Range, ref., micro wave, dehumidifier, glass top dining table & 8 chairs, 4 bar stools, couch, 3 upholstered chairs, blue cabinet, 5 lamp tables, coffee table, card table, 5 table lamps, king & 4 single beds all w/springs & mattresses, dresser, chest of drawers, 2 book shelves, floor fan & table fan, fireplace grate/screen, pier w/supports, & all window treatments. **Included with Apartment (3200 Jones):** Range, ref., micro wave, 2 TV sets, 2 lounge chairs, 2 queen & 2 double beds all w/springs & mattresses, coffee table, chest of drawers, wheel barrel, deck table & 6 chairs, pedal powered water craft unit.