

Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047 Phone (269) 782-4000 VISIT OUR WEBSITE WWW.JERDON.NET

My State MLS



PRICE: \$399,000.

LOCATION:

INDIAN LAKEFRONT

LOCATION.						
:			49111	Built	-	Unknown
:	1,704 (O.D.)(741 SF 2 nd Level)			1 st Bedroom	:	201/2 x 241/2 (2 nd Level)
:	Approx 198' max lakefront width, 210' along rd by			Bath	:	Full shower
	244' deep. (2) Backlo	ots: 100' o	n rd by 85/97 deep	Bath	:	Full shower
:	2017 \$2,859 (Homes	tead) w/2	017 SEV might be	Living Room	:	10 x 24′
	\$5,697 OR \$8,554+/- Non-Homestead			Kitchen	:	8 x 11
:	14-130-030-104-00, #14-130-030-102-00			Family Room	:	12 x 20′
	#14-130-275-049-00 (Silver Creek Twp)			Dining	:	10 x 11'
:	500 Acres	Beach:	Some sand	Fireplace	:	Brick w/wood burner
:t:	Dowagiac	Street:	Private gravel	Garage	:	2-Car detached 24 x 30'
:	NEW 2016	Siding:	Vinyl	Deck	:	10 x 121⁄2
:	100 amp	Walls:	Dry wall & panel	Patio	:	12 x 20′
:	Frame	Bsmnt:	Partial			
:	Wood burner	Water:	Well / jet pump			
:	At closing					
:	20 gal elec					
:	Municipal					
	: : : : : : : : : : : : : : : : : : :	 36628 Zero Lane, Eau 1,704 (O.D.)(741 SF Approx 198' max lake 244' deep. (2) Backlo 2017 \$2,859 (Homes \$5,697 OR \$8,554+/- 14-130-030-104-00, # #14-130-275-049-00 500 Acres Dowagiac NEW 2016 100 amp Frame Wood burner At closing 20 gal elec 	 36628 Zero Lane, Eau Claire MI 1,704 (O.D.)(741 SF 2nd Level) Approx 198' max lakefront width 244' deep. (2) Backlots: 100' of 2017 \$2,859 (Homestead) w/2t \$5,697 OR \$8,554+/- Non-Hom 14-130-030-104-00, #14-130-0 #14-130-275-049-00 (Silver Creets) 500 Acres Beach: Dowagiac Street: NEW 2016 Siding: 100 amp Walls: Frame Bsmnt: Wood burner At closing 20 gal elec 	 36628 Zero Lane, Eau Claire MI 49111 1,704 (O.D.)(741 SF 2nd Level) Approx 198' max lakefront width, 210' along rd by 244' deep. (2) Backlots: 100' on rd by 85/97 deep 2017 \$2,859 (Homestead) w/2017 SEV might be \$5,697 OR \$8,554+/- Non-Homestead 14-130-030-104-00, #14-130-030-102-00 #14-130-275-049-00 (Silver Creek Twp) 500 Acres Beach: Some sand 500 Acres Beach: Some sand Dowagiac Street: Private gravel NEW 2016 Siding: Vinyl 100 amp Walls: Dry wall & panel Frame Bsmnt: Partial Wood burner At closing 20 gal elec 	 36628 Zero Lane, Eau Claire MI 49111 1,704 (O.D.)(741 SF 2nd Level) Approx 198' max lakefront width, 210' along rd by 244' deep. (2) Backlots: 100' on rd by 85/97 deep 2017 \$2,859 (Homestead) w/2017 SEV might be \$5,697 OR \$8,554+/- Non-Homestead 14-130-030-104-00, #14-130-030-102-00 #14-130-275-049-00 (Silver Creek Twp) 500 Acres Beach: Some sand 500 Acres Beach: Some sand Street: Private gravel NEW 2016 Siding: Vinyl Dowagiac Street: Private gravel NEW 2016 Siding: Vinyl Dowagiac Frame Bsmnt: Partial Wood burner Water: Well / jet pump At closing 20 gal elec 	 36628 Zero Lane, Eau Claire MI 49111 1,704 (O.D.)(741 SF 2nd Level) Approx 198' max lakefront width, 210' along rd by 244' deep. (2) Backlots: 100' on rd by 85/97 deep 2017 \$2,859 (Homestead) w/2017 SEV might be \$5,697 OR \$8,554+/- Non-Homestead 14-130-030-104-00, #14-130-030-102-00 #14-130-275-049-00 (Silver Creek Twp) 500 Acres Beach: Some sand 500 Acres Beach: Some sand Fireplace NEW 2016 Siding: Vinyl 100 amp Walls: Dry wall & panel Frame Bsmnt: Partial Wood burner Water: Well / jet pump At closing 20 gal elec

REMARKS: Very private location at private road's end. Rustic interior with cedar, beams, & pine ceilings. Included: range, ref., small ref., micro wave, kit table w/6 chairs, 4 twin & 1 day bed all s/wprings & mattresses, 2 couches, fireplace wood burner, all window treatments, push lawn mower, 1983 Galaxy speed boat w/trailer . *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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