



## Jerdon Real Estate, Inc.

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**PRICE: \$759,000**

### LOCATION:

### MAGICIAN LAKEFRONT

**Address** : 30737 Magician Terrace, Dowagiac, MI 49047  
**Approx Sq Ft** : 3,328 (1,024 SF in Lower Level)  
**Lot Size** : 63.5' along lake, 9.5' across back by 324/350' deep

**Taxes** : '07 \$12,539.53 +Sewer (Non-Homestead)  
w/'08 SEV might be \$14,950 +/- (+Sewer)

**Tax ID#** : 80-12-034-035-00 (Keeler Twp.)

**Lake Size** : 528 Acres

**School District:** Dowagiac

**Roof** : Shingles

**Elec Service** : 200 Amp

**Construction** : Frame

**Heat** : HVAC Nat Gas Hi-efficiency 90%

**Possession** : At closing

**Water Heater** : 50 Gal Nat. Gas

**Sewer** : Municipal; buyer assumes remaining assessment\*\*

**Beach:** Very Sandy

**Street:** Private Paved

**Siding:** Vinyl/Cultrd Stone

**Walls:** Dry wall

**Bsmnt:** Full Walkout

**Water:** 5" Well/Sub-pump

**Neighborhood:** Magician Terrace

**Built** : 2007

**1<sup>st</sup> Bedroom** : 11 x 14' (2<sup>nd</sup> Level)(Master)

**2<sup>nd</sup> Bedroom** : 10 x 14' (2<sup>nd</sup> Level)(Master)

**3<sup>rd</sup> Bedroom** : 11 x 14'

**4<sup>th</sup> Bedroom** : 10 ½ x 12' (2<sup>nd</sup> Level)

**5<sup>th</sup> Bedroom** : 15 ½ x 18' (Lower Level)

**Bath** : Full Tub/Shower (2<sup>nd</sup> Level)

**Bath** : Full Tub/Shower (2<sup>nd</sup> Level)

**Bath** : Full Shower (2<sup>nd</sup> Level)

**Bath** : Full Shower (Lower Level)

**Bath** : Half

**Living/Dining** : 17 ½ x 27'

**Kitchen** : 12 x 15'

**Family Room** : 15/18 ½ x 25 ½' (Lower Level)

**Utility** : 7 x 7 ½'

**Foyer** : 6 ½ x 19 ½'

**Patio** : 14 x 28' **Deck:** 4 ½ x 11'

**Fireplace** : Wood burning or gas

**Garage** : 1½-Car Attached 14½ x 22' (Ins.)

**REMARKS:** This beautiful lake home has so many designer upgrades we cannot list them all here. Please see the "Home Highlights" page for details. \*Jerdon cannot guarantee tax estimate but does so to assist the buyer. \*\*Another \$586 appeared on the tax bill for annual sewer assessment principle & interest until paid in full. Remainder principle of \$4,014+/-.  
Directions: Take M-152, E. on CR 687, R. on Magician Lk Dr., R. on Lakeview, L. on Magician Terrace 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)



## Home Highlights Page

Magician Lakefront, 30737 Magician Terrace, Dowagiac, MI Listing #C-3518

### Construction items:

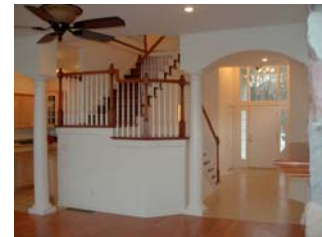
- 3,200 SF, 4 bedrooms, 4 ½ baths.
- Structured multi-line system for phone, cable TV, & Cat5e networking which can accommodate data or audio depending on preference.
- Abundant Pella windows including many high ceiling transoms providing additional light, floor truss system, 200 amp electric, 5" water well & submersible pump, 50 gal. gas water heater, HVAC 90% Hi-efficiency natural gas heating & cooling, house fully insulated.
- Architectural grade roof shingles. No maintenance vinyl siding & cultured stone exterior. Lakeside patio & deck.

### House Features:

- Dual Master suites & baths both lakeside one with expanded bath including large whirlpool garden tub & tile surround, separate shower, & double sinks. Granite vanity counters throughout, tile floors & walls, Hansgrohe fixtures & Kohler sinks, spacious European style shower with seat, & walk-in closets.
- Large gourmet kitchen offers maple cabinetry, granite counters, professional series stainless appliances including cook-top, double convection ovens, microwave, & dishwasher. Large Kit. island, 2<sup>nd</sup> vegetable sink with disposal, & snack bar ideal for the kids.



- 10' flat ceilings, vaulted bedroom ceilings, dramatic 2-story foyer opens to 2<sup>nd</sup> floor loft area.
- Abundant recessed & designer lighting fixtures. Architectural & structural interior arches & columns provide for the dramatic main floor appeal that is rarely matched.



- Rich Brazilian Cherry hardwood floors, & "Michigan" split face field stone fireplace offers wood burning or optional gas log or gas lighter.
- Designed to take advantage of the lake views with the kitchen, dining, living room, & dual master suites viewing the lake not to mention the lower level walkout family room & patio.
- Walkout lower level includes wet bar, refrigerator, Full bath, large family room, & bonus room for office, study, or 5<sup>th</sup> bedroom depending upon your needs.
- Attached 1 ½ car garage, insulated door, walls, & automatic opener, 12' ceiling & workshop space.
- Asphalt drive & concrete sidewalk. Vinyl shingle gables & covered entrance.

**Extras:**

- Wood stair case with landings & loft area.
- Danze, HansGrohe, Delta, Kohler, & American Standard plumbing fixtures.
- Over 60' of very sandy beach ideal for young children, dead end private street location in very quiet neighborhood. Lake views ideal for sunsets over the lake!



Rec Rm with wet bar.



Roadside.



Family room



Tile inlaid.



Staircase.



Kit island.



Lakeside.



Brazilian cherry & tile surround.



Living room fireplace & dining.



Lakeside patio.



Dual lakeside master bedrooms.



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