



## Jerdon Real Estate, Inc.

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**PRICE: \$589,900**

### LOCATION:

### MILL LAKEFRONT

**Address** : 55807 Davis Lane, Dowagiac, MI 49047  
**Approx Sq Ft** : 5,540' (3,136 SF finished Lower Level)  
**Lot Size** : 3.11 Acres (Triangle shaped): 351' along lake by 729/741' deep  
**Taxes** : '09 Taxes \$4,604 (Homestead); w/'10 SEV might be \$6,388 OR \$11,780+/- (Non-Homestead) Estimate only not guaranteed\*  
**Tax ID#** : 14-150-032-021-65 (Wayne Twp.)  
**Lake Size** : 148 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 300 Amps  
**Construction** : Frame  
**Possession** : 60 Days after close  
**Heat** : (2) Furnaces HVAC Propane gas Hi-eff  
**Water** : 5" Well/NEW PUMP '09 105' deep.  
**Water Heater** : 50 gal. propane gas power vented

**Beach:** No sand  
**Street:** Private paved  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Full walkout  
**Sewer:** Septic type

**Built** : 1999  
**1<sup>st</sup> Bedroom** : 14 x 18' Master  
**2<sup>nd</sup> Bedroom** : 13 x 19' (Lower Level)  
**3<sup>rd</sup> Bedroom** : 13 ½ x 19' (Lower Level)  
**Bath** : Full Tub/Shower 11 x 17' Master  
**Bath** : Full Tub/Shower (Lower Level)  
**Bath** : Full Shower (Lower Level)  
**Bath** : Half  
**Great Room** : 18 x 24' (Vaulted)  
**Kitchen** : 13 ½ x 18'  
**Kitchen/Din** : 14 X 16' (Lower Level)  
**Formal Dining** : 12 x 14' (Tray ceiling)  
**Breakfast** : 13 x 14' (Vaulted)  
**Utility** : 9 x 10'  
**Den** : 12 x 14' (Tray ceiling)  
**Pool Room** : 24 x 48' **Pool:** 16 x 32' (Lower Lvl)  
**Rec-Room** : 18 x 37' (Lower Level)  
**Foyer** : 6 x 16' **Porch:** 8 x 11' (Screened)  
**Fireplace** : Marble, Gas-log  
**Garage** : 3-Car Attached 21 x 38'  
**2<sup>nd</sup> Garage** : 28 x 32' **Shed:** 8 x12'

**REMARKS:** \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Please do not enter private drive or property.** Shown by appointment only to pre-qualified buyers. **SEE HOME HIGHLIGHTS PAGE!**

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