



Jerdon Real Estate, Inc.

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PRICE: \$869,900

LOCATION:

MAGICIAN LAKEFRONT

Address	: 50311 M-152, Dowagiac, MI 49047	Built	: 1960s +/-
Approx Sq Ft	: 2,508 (Includes 618 SF Finished Basement)	1st Bedroom	: 13 x 16 1/2'
Lot Size	: 23+/- Acres. 1,000' on M-152 by 650/850' deep including 20 platted lots. Lakefront lot: 50' on lake & road by 150' deep.	2nd Bedroom	: 12 1/2 x 14 1/2'
Taxes	: \$4,707 (Homestead) w/10 SEV might be \$6,113 OR \$10,510+/- (Non-H) *Estimate only not guaranteed	3rd Bedroom	: 9 1/2 x 14 1/2'
Tax ID#	: 14-130-004-028-00 14-130-155-001-00 14-130-155-005-00 14-130-185-020-00 14-130-185-028-17 (Silver Creek Twp.)	4th Bedroom	: 10 1/2 x 12 1/2' (Lower Level)
Lake Size	: 528 Acres	Bath	: Full Tub/Shower
School District:	Dowagiac	Bath	: Full Tub/Shower
Roof	: Shingles	Bath	: Full Shower (Lower Level)
Elec Service	: 200 Amp	Living Room	: 12 x 21 1/2'
Construction	: Frame	Kitchen	: 15 x 21 1/2'
Heat	: HVAC Natural gas	Dining	: 11 1/2 x 17 1/2'
Possession	: At close	Family Rm	: 12 x 20' (Lower Level)
Water Heater	: 40 Gal gas	Bar Room	: 13 x 19' (Lower level)
Sewer	: Municipal sewer **Buyer assumes assessment	Foyer	: 8 x 11 1/2'
		Fireplace (2)	: Georgian Marble Wood-burning
		Breezeway	: 15 1/2 x 17'
		Garages (2)	: 2-Car 22 x 24', 30 x 50'
		Pool House	: 12 x 20', Pool Deck: 13x23'
		Pool	: In-ground, heated 36 x 40'

REMARKS: Most beautiful setting nestled into the mature pine woods. Adorned with 3/4" T&G hardwood paneling of butternut, curly maple, cherry, Birch, & pine. Large kitchen that is well appointed. LAKEFRONT LOT is subject to easements for ingress and egress to lake for the benefit of other back lot owners. House is located just a short golf cart ride to the lake. Included: Range, refrigerator, dining table w/4 chairs, 2 bar stools, 2 couches, 2 upholstered arm chairs, fireplace grate, screen, tools, 2 sets bunk beds, mattresses, 2 table lamps, lamp table, 6 bar stools, washer, dryer, all window treatments, gas grill, windmill, trampoline, swing set, 2 tree houses, outdoor vinyl table w/4 chairs, pool furniture, pier, pier supports, all firewood. **Balance sewer assessment \$4,800 @ \$770.91 per year. *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)

