



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: 179,900.

LOCATION:

LITTLE TWIN LAKEFRONT

Address : 24800 Twin Lakeshore, Dowagiac MI 49047
Approx Sq Ft : 1,620' (O.D.)
Lot Size : 85' along lake, 49' on road, by 80'/100' deep.
Taxes : 2012 \$2,597 (Non-Homestead) w/2013 SEV might
 Be \$2,697+/- estimate only not guaranteed*
Tax ID# : 14-150-118-006-02 (Wayne Twp)
Lake Size : 43 acres (all-sport) **Beach:** Sandy
School District: Dowagiac **Street:** Public paved
Roof : 2004 **Siding:** Vinyl
Elec Service : 200 amp **Walls:** Dry wall
Construction : Frame **Bsmnt:** Crawl space
Heat : HVAC natural gas **Water:** 4" well/sub pump
Possession : At close
Water Heater : 40 gal. natural gas
Sewer : Septic type

Built : Re-modeled
1st Bedroom : Suite 14 x 17'
2nd Bedroom : 9 x 15'
3rd Bedroom : 9 x 15'
Bath : Full tub/shower
Bath : Full tub/shower (2nd Level)
Living/Dining : 20 x 23'
Kitchen : 10 x 13'
Deck : 16 x 24'
Fireplace : Natural gas

REMARKS: INCLUDED: Range, ref., washer, dryer, metal shelf, 2 bar chairs, din table w/6 chairs, sofa w/matching chair, upholstered chair w/ottoman, coffee table, 2 lamps, 2 queen & 2 sets of bunk beds all w/springs & mattresses, 3 chests of drawers, dresser, 6 end tables, recliner, wicket chest, TV, all window treatments, pier w/supports, gas grill, patio table w/6 chairs, pontoon boat w/engine. *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)