



Jerdon Real Estate, Inc.

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PRICE: Was \$348,900. NOW \$338,900.

LOCATION:

INDIAN LAKEFRONT

Address : 33152 Hunt Drive, Dowagiac MI 49047
Approx Sq Ft : 1,563' (O.D.)(Includes 432 SF in Lower level)
Lot Size : 36' on lake & road by 124/130' deep.
Taxes : 2013 \$4,233 (Non-Homestead) w/2014 SEV might
 Be \$4,292+/- estimate only not guaranteed*
Tax ID# : 14-130-031-079-00 (Silver Creek Twp)
Lake Size : 500 acres
School District: Dowagiac
Roof : NEW 2013 deck/shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC Oil
Possession : At closing
Water Heater : 30 gal elec.
Sewer : Municipal

Beach: Very sandy
Street: Private paved
Siding: 2001 Vinyl
Walls: Dry wall/panel
Bsmnt: Full walkout
Water: 4" well/sub pump

Built : Unknown
1st Bedroom : 11½ x 12'
2nd Bedroom : 10 x 10'
3rd Bedroom : 8 ½ x 11'
Bath : Full Tub/shower
Bath : Full Shower (Lower level)
Living/Dining : "L" shaped 17 x 25'
Kitchen : 8 x 10'
2nd Kitchen : 11 x 12 ½' (Lower level)
Family Room : 12 x 22' (Lower level)
Pantry : 5 x 6'
Porch : Enclosed 10 x 25'
Fireplace : Brick, wood burning
(4) Decks : 8x16, 6x10, 3x26, 8x9
Garage : 1 ½ Car attached 16 x 19'

REMARKS: NEW upgrades includes windows, roof deck/shingles, 2nd kit & family room, interior painting. Very charming with solid oak floors & brick fireplace, BEST VIEW ON THE LAKE! INCLUDED: range, 3 refs., micro wave oven/stand, water cooler, washer, dryer, din table w/6 chairs, couch & matching chair, 2 recliners, TV & entertainment center, 2 speakers, 5 end tables, 3 chest of drawers, floor lamp, 5 table lamps, floor fan, 2 book shelves, misc table, fireplace screen/grate, queen & king beds w/springs & mattresses; Lower Level; couch, love seat, coffee table, TV stand, drop leaf table, wicker chair, couch & ottoman, stack table, all lawn chairs, grill, folding table, tread mill, 3 end tables, desk, swivel chair, floor lamp, water softener, white cabinet, book shelves, outdoor table umbrella, tubes, & NEW \$8,000 pier w/supports.*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)