



Jerdon Real Estate, Inc.

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PRICE: WAS \$169,900 NOW \$149,900

LOCATION:

LITTLE TWIN LAKEFRONT

Address : 24861 Twin Shores, Dowagiac, MI 49047
Approx Sq Ft : 1,248 SF
Lot Size : (2) Lots totaling 51' along lake, 50' on road by 100/113' deep. (approx.)
Taxes : '11 \$1,169.30 (Homestead) w/'12 SEV might be \$1,588 OR \$2,920+/- Non-Homestead; estimate only Not guaranteed*
Tax ID# : 14-150-219-010-00 (Wayne Twp)
Lake Size : 43+/- Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amps
Construction : Manufactured Home
Heat : HVAC natural gas
Possession : At close
Water Heater : 30 Gal gas
Sewer : Septic type

Built : 1988
1st Bedroom : 12 ½ x 13'
2nd Bedroom : 12 ½ x 13'
3rd Bedroom : 9 x 12 ½'
Bath : Full tub/shower
Bath : Full shower
Living Room : 13 x 18 ½'
Kitchen/Dine : 11 x 18 ½'
Utility : 5 x 8'
Decks : (2) 6 x 27, 4 x 48'
Garage : 2-Car detached 22 x 24'
Boathouse : 8 x 16'
Covered Patio : 10 x 16'

REMARKS: Very nice condition throughout! INCLUDED: range, ref., washer, dryer, 4 bar stools, table & 4 chairs, 2 hide-a-beds, picnic table, pier w/supports, all window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.