



Jerdon Real Estate, Inc.

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PRICE: WAS \$295,000 NOW \$239,000

LOCATION:

LITTLE TWIN LAKEFRONT

Address : 24980 Lakeshore Drive, Dowagiac, MI 49047
Approx Sq Ft : 1,848 (O.D.) 906 SF in finished lower level.
Lot Size : 7 Lots totaling 206' on lake, 143' on road by 100' deep.
Taxes : 2012 \$2,098 (Non-Homestead) w/'13 SEV might be \$2,837 +/- estimate only not guaranteed*

Tax ID# : 14-150-111-007-00 (Wayne Twp)
Lake Size : 43 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At close
Water Heater : (2) 50 gallon elec each
Sewer : Septic type

Beach: Sandy
Street: Public paved
Siding: Wood
Walls: Dry wall & panel
Bsmnt: Full walkout
Water: Well/pump

Built : 1948
1st Bedroom : Master 10 x 20'
2nd Bedroom : 9 ½ x 13'
3rd Bedroom : 8 ½ x 14 ½' (Lower level)
Bath : Master Full whirlpool tub & shower
Bath : Full tub/shower
Bath : Full shower (Lower level)
Living Room : 15 x 15'
Kit/Dining : 7 x 20'
Family Rm : 18 x 24 ½' (Lower level)
Screened Porch : 16 x 20'
Fireplace : (2) both fieldstone, wood burning

Neighborhood: Twin Lake Hills

REMARKS: Very spacious property with huge amount of frontage! **INCLUDED:** range, ref., micro wave, fireplace screen/tools, 4 bar stools, love seat, 3 reed rocking chairs & book shelf, 2 blue chairs, the following wicker: floor lamp, 2 couches, round table w/4 chairs, & shelf. 4 twin, 1 queen & sleeper sofa all w/springs & mattresses, 2 chests of drawers, dresser, round deck table w/4 chairs, 2 wood rocking chairs, lamp table, 5 table lamps, tea cart, work bench, upholstered chair & ottoman, game table, 4 outdoor chairs, 2 piers w/supports, fishing boat. *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)