



Jerdon Real Estate, Inc.

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PRICE: \$36,000

LOCATION:

CABLE LAKE ACCESS

Address : Third St., Dowagiac, MI 49047
Approx Sq Ft : 550 (O.D.)
Lot Size : (2) Lots totaling 80' on Third St., 108' along 2nd St.,
 By 90/145' deep.
Taxes : 2010 \$557 (Non-Homestead) w/2011 SEV might be
 \$627 +/- estimate only not guaranteed*
Tax ID# : 14-130-226-005-00 (Silver Creek Twp.)
Lake Size : 91 Acres (No watercraft engines allowed)
School District: Dowagiac
Roof : Shingles
Elec Service : 60 amp
Construction : Frame
Heat : Wall heater
Possession : At close
Water Heater : 20 gal. gas
Sewer : Septic type

Built : Unknown
1st Bedroom : Sleeping area 9 x 9'
Bath : Full shower
Liv/Kit/Din : 12½ x 24'
Fireplace : Wood burning, brick

Beach: Private beach area*

Street: Paved private

Siding: Composition

Walls: Panel

Bsmnt: None, slab

Water: Well/pump

Neighborhood: Wildwood

REMARKS: This is a "handy-man" special located in private lake neighborhood with large private sand beach swimming & picnic area. Property is serviced by a private septic. Septic cannot be replaced as connection to sewer will required. *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)

