



Jerdon Real Estate, Inc.

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PRICE: \$279,900

LOCATION:

DEWEY LAKEFRONT

Address : 51020 Third Street, Dowagiac, MI 49047
Approx Sq Ft : 1,700 (O.D.)(850 SF per level, walkout)
Lot Size : 91' on Lake, 45' on road by 214/234' deep.
Taxes : 2012 ESTIMATED \$6,036 +/- (Non-Homestead) + sewer* 2012 Assessment under appeal. Estimate Only not guaranteed*
Tax ID# : 14-130-004-039-00 (Silver Creek Twp)
Lake Size : 223 Acres
School District: Dowagiac
Roof : Shingles/roll
Elec Service : 100 amp
Construction : Frame
Heat : CFA natural gas
Possession : At close
Water Heater : 40 gallon electric
Sewer : Municipal, buyer assumes remainder assessment*

Beach: Sandy
Street: Paved public
Siding: Wood
Walls: Dry wall/panel
Bsmnt: Full walkout finished
Water: Well/jet pump

Built : 1950 +/- (Estimate only)
1st Bedroom : 9 ½ x 10'
2nd Bedroom : 8 ½ x 9 ½'
3rd Bedroom : Sleeping area 8 x 10'
Bath : Full tub/shower
Bath : Half
Bath : Full tub/shower (Lower level)
Living Room : 12 x 29'
Kit/Din/Family : 20 x 29'
Decks : (2) 8 x 22', 10 x 22'
Patio : 22 x 27'
Sheds : (3) 8 x 12', 8 x 9, 4 x 8'

REMARKS: INCLUDED: 3 sheds, pier w/supports, raft, 2 boat lifts, outdoor table & 14 chairs, gas grill, 2 storage chests, picnic table, pontoon boat w/ 25 HP engine, 2 kayaks, all window treatments, range, 2 refs., washer, dryer, window AC, 2 dining tables w/ 10 chairs, settee, 2 queen beds w/springs/mattresses, 2 chests of drawers, book shelf, lamp table, 4 couches, vinyl chair, TV set & stand, 5 piece sofa set, TV table, 5 bar stools, single couch, 2 misc. Chairs. *Another \$488 on annual tax bill for sewer principle/interest payment until paid in full. Approx \$2,820 +/- remains as principle. Seller is appealing 2012 taxes. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.