Jerdon Real Estate, Inc.
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PRICE: Was $279,900 NOW $269,900.

DEWEY LAKEFRONT

LOCATION:

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 $5,258 +/-(Non-Homestead) + sewer* 2012 Assessment was appealed. Esimate Only not guaranteed*
Tax ID#	:	14-130-004-039-00 (Silver Creek Twp)
Lake Size	:	223 Acres

School District:	Dowagiac		**Beach:**	Sandy
Roof	:	Shingles/roll	**Street:**	Paved public
Elec Service	:	100 amp	**Siding:**	Wood
Construction	:	Frame	**Walls:**	Dry wall/panel
Heat	:	CFA natural gas	**Bsmnt:**	Full walkout finished
Possession	:	At close	**Water:**	Well/jet pump
Water Heater	:	40 gallon electric		
Sewer	:	Municipal, buyer assumes remainder assessment*		

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.