



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$159,900.

LOCATION:

LITTLE TWIN LAKEFRONT

Address : 25086 Twin Lakeshore, Dowagiac MI 49047
Approx Sq Ft : 1,506 (O.D.)
Lot Size : (3) Lots totaling 75' on lake & road by 100' deep.
Taxes : 2011 \$913 (Homestead) w/2012 SEV might be \$1,207 OR \$2,078 as Non-Homestead +/- estimate Only not guaranteed*
Tax ID# : 14-150-248-004-00 (Wayne Twp)
Lake Size : 45 Acres (All-sport)
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : HVAC natural gas
Possession : 30 Days after close
Water Heater : 55 gal elec
Sewer : Septic type

Beach: Very sandy
Street: Public paved
Siding: Vinyl
Walls: Dry wall/panel
Bsmnt: Crawl space
Water: 4" well/NEW '11 pump

Built : Unknown, Remodeled 1992
1st Bedroom : Master 10 ½ x 19 ½'
2nd Bedroom : 8 ½ x 14 1/2
3rd Bedroom : 8 x 10'
Bath : Master Full tub/shower
Bath : Master Full tub/shower
Living Room : 15 x 21 ½
Kit/Dining : 9 x 18 ½'
Foyer : 8 ½ x 13'
Porch : Enclosed 14 x 15'
Deck : 10 x 40'
(2) Sheds : 9 x 15, 4 x 12'
Fireplace : Free standing wood burner

REMARKS: SHOWN BY ADVANCED APOINTMENT. Very nice all-year lake home w/skylights, vaulted ceilings & "walk-in" condition. INCLUDED: range, ref., micro wave, washer, dryer, water softener, wood burning stove, picnic table, 2 deck tables w/8 chairs, pier w/supports, raft, 1988 pontoon boat w/35 HP engine, & all window treatments. *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)