



Jerdon Real Estate, Inc.

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PRICE: Was \$149,900 NOW \$124,900.

LOCATION:

LITTLE TWIN LAKEFRONT

Address : 24882 Ridge Road, Dowagiac, MI 49047
Approx Sq Ft : 1,136 (Includes 248 SF in finished basement)
Lot Size : 5 lots totaling 75' on lake, 151' on road by 209' deep

Taxes : 2012 \$1,881 (Non-Homestead) w/'13 SEV might be \$2,151 +/- Estimate only not guaranteed*

Tax ID# : 14-150-119-009-00 (Wayne Twp.)

Lake Size : 45 Acres

School District: Dowagiac

Roof : NEW 2013 Shingles

Elec Service : 60 Amp

Construction : Frame

Heat : CFA Natural gas

Possession : At closing

Water Heater : 40 gal gas

Sewer : Septic type

Beach: No sand

Street: Paved public

Siding: NEW 2013 Vinyl

Walls: Dry wall

Bsmnt: Full

Water: Well/pump

Built : Unknown

1st Bedroom : 9 x 11 1/2'

2nd Bedroom : 9 x 11 1/2'

Bath : Full Tub/Shower

Living Room : 12 x 13'

Kitchen/Dining : 11 1/2 x 12'

Recreation : 15 1/2 x 16' (Basement)

Deck : 10 x 38'

Neighborhood: Twin Lake Hills

REMARKS: NEW WINDOWS 2013! *Jerdon cannot guarantee tax estimate but provides to assist buyer.

