



Jerdon Real Estate, Inc.

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PRICE: \$124,900

LOCATION:

LITTLE FISH LAKEFRONT

Address : 17124 Lake Street, Cassopolis, MI 49031

Approx Sq Ft : 991 (O.D.)

Lot Size : 50' on lake & road by 243/252' deep

Taxes : '08 Taxes \$1,183 (Non-Homestead) w/'09 SEV
might be \$3,015 +/- Estimate only not guaranteed*

Tax ID# : 14-140-035-017-00 (Volinia Twp.)

Lake Size : 139 Acres

School District: Marcellus

Roof : NEW 2001

Elec Service : 60 Amp

Construction : Frame

Possession : At closing

Heat : None

Water Heater : 5 Gal Electric

Sewer : Septic type

Beach: No sand

Street: Public gravel

Siding: Vinyl

Walls: Dry wall

Bsmnt: Crawl space

Water: Well/jet pump

Built : 1953 +/-

1st Bedroom : 11 x 12'

2nd Bedroom : 11 x 11 1/2'

3rd Bedroom : 9 1/2 x 11 1/2'

Bath : Half

Living Room : 10 1/2 x 20'

Kitchen/Dine : 12 x 15'

Deck : 8 x 14'

REMARKS: Included: Range, two window air conditioners, electric fireplace, pontoon boat & motor, 8 x 10 Storage shed.
Directions: Dutch Settlement Road East of Dowagiac, N. on Lake Street. *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)

