



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$425,000**

### LOCATION:

### MAGICIAN LAKEFRONT

<b>Address</b>	: 50214 East Lakeshore, Dowagiac, MI 49047	<b>Built</b>	: 1976
<b>Approx Sq Ft</b>	: 980 (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 10 x 12'
<b>Lot Size</b>	: 60' on lake & road by 165/170' deep	<b>2<sup>nd</sup> Bedroom</b>	: 10 x 11 1/2'
<b>Taxes</b>	: '09 Taxes \$2,106 (Homestead) +Sewer**; w/'10 SEV might be \$4,887 OR \$8,635+/- (Non-Homestead) +Sewer** Estimate only not guaranteed*	<b>Bath</b>	: Full Tub/Shower
<b>Tax ID#</b>	: 14-130-305-019-00 (Silver Creek Twp.)	<b>Bath</b>	: Half
<b>Lake Size</b>	: 528 Acres	<b>Living Room</b>	: 12 x 23'
<b>School District:</b>	Dowagiac	<b>Kitchen/Din</b>	: 11 x 16'
<b>Roof</b>	: Shingles	<b>Fireplace</b>	: Stone, Wood-burning
<b>Elec Service</b>	: 100 Amp	<b>Deck</b>	: 8 x 28'
<b>Construction</b>	: Frame	<b>Beach:</b>	Very sandy
<b>Heat</b>	: CFA Natural gas	<b>Street:</b>	Paved public
<b>Possession</b>	: At close	<b>Siding:</b>	Wood
<b>Water Heater</b>	: 40 Gal gas	<b>Walls:</b>	Dry wall
<b>Sewer</b>	: Municipal, buyer assumes assessment	<b>Bsmnt:</b>	Crawl space
		<b>Water:</b>	Well/jet pump
		<b>Neighborhood:</b>	Rainbow Park

**REMARKS:** Rainbow Park is one of the premium locations on this lake! Level site, sandy beach. Includes: Washer, dryer, microwave, couch, pier, pier supports. Annual sewer principal/interest payment of \$513 until paid in full. Remaining sewer assessment of \$3,600 +/- . \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

