



Jerdon Real Estate, Inc.

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PRICE: Was \$425,000 NOW \$375,000.

LOCATION:

MAGICIAN LAKEFRONT

Address	: 50214 East Lakeshore, Dowagiac, MI 49047	Built	: 1976
Approx Sq Ft	: 980 (O.D.)	1st Bedroom	: 10 x 12'
Lot Size	: 60' on lake & road by 165/170' deep	2nd Bedroom	: 10 x 11 1/2'
Taxes	: '10 Taxes \$2,165 (Homestead) +Sewer**; w/'10 SEV might be \$5,025 OR \$8,771+/- (Non-Homestead) +Sewer** Estimate only not guaranteed*	Bath	: Full Tub/Shower
Tax ID#	: 14-130-305-019-00 (Silver Creek Twp.)	Bath	: Half
Lake Size	: 528 Acres	Living Room	: 12 x 23'
School District:	Dowagiac	Kitchen/Din	: 11 x 16'
Roof	: Shingles	Fireplace	: Stone, Wood-burning
Elec Service	: 100 Amp	Deck	: 8 x 28'
Construction	: Frame	Beach:	Very sandy
Heat	: CFA Natural gas	Street:	Paved public
Possession	: At close	Siding:	Wood
Water Heater	: 40 Gal gas	Walls:	Dry wall
Sewer	: Municipal, buyer assumes assessment	Bsmnt:	Crawl space
		Water:	Well/jet pump
		Neighborhood:	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.

