



Jerdon Real Estate, Inc.

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PRICE: \$85,000.

LOCATION:

CABLE LAKE ACCESS

Address : 50175 Third St., Dowagiac, MI 49047
Approx Sq Ft : 896' (O.D.)
Lot Size : 1 ½ Lots; 60' on road by 120' deep.

Taxes : 2011 \$1,101.80 (Non-Homestead) w/2012 SEV
 might be \$1,013 +/- estimate only not guaranteed
 Plus sewer*

Tax ID# : 14-130-225-007-00 (Silver Creek Twp)

Lake Size : 91 acres

School District: Dowagiac

Roof : Shingles

Elec Service : 100 amp

Construction : Frame

Heat : HVAC natural gas

Possession : At close

Water Heater : 40 gal gas

Sewer : Municipal, buyer assumes assessment*

Beach: Private

Street: Paved private

Siding: composition

Walls: Panel

Bsmnt: Crawl space

Water: Well/pump

Built : Unknown

1st Bedroom : 13 x 13'

Bath : Full tub/shower

Living Room : 13 x 16'

Family Rm : 10 x 16 ½'

Kit/Dining : 12 x 16'

Utility : 7 ½ x 9'

Fireplace : Gas log

Deck : 10 x 20'

Garage : 2-Car detached 24 x 24'

Neighborhood: Wildwood

REMARKS: Cable Lake IS the quietest and cleanest PRIVATE lake in the areas as it does not allow watercraft engines. WILDWOOD has PRIVATE sand beach lakefront park plus other private accesses. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$1,061.85 appeared on tax bill for sewer assessment until paid in full. Principle remaining of \$6,336 +/-; can be paid in full anytime. INCLUDED: range, ref., washer, dryer.

