



Jerdon Real Estate, Inc.

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PRICE: WAS \$284,900. NOW \$249,900.

LOCATION :

BIG CROOKED LAKEFRONT

Address : 67592 95 th Avenue, Dowagiac, MI 49047	Year Built : 1968 +/-
Apprx Sq Ft : 685' (O.D.)	1st Bedroom : 8 ½ x 13'
Lot Size : 87.6' along lake, about 120' along road by 33/154' deep (to center of road)	2nd Bedroom : 8 x 12'
Taxes : '05 \$2,107(Non-Homestead) w/06 SEV might be \$4,324 +/- estimate only not guaranteed*	3rd Bedroom :
Lake Size : 110 acres	Bath : Full shower
School District : Dowagiac	Bath : Full shower
Roof : NEW '01	Kitchen : 7 x 10'
Elec. Service : 100 amps	Living/Dining : 12 ½ x 17 ½'
Construction : Frame	Enclosed Porch : 11 ½ x 13'(views Little Crooked)
Heat : Natural gas wall furnace	Deck : 6 ½ x 28' (Lakeside)
Possession : At closing	Sheds : 1 Attached, 3 Rubbermaid units.
Wtr Heater : 30 gal. gas	
Sewer : Municipal, buyer assumes assessment**	

REMARKS: Wow! This is what everyone wants in a low maintenance Sister Lakes cottage. Like new inside & out with new bath, porch, siding, roof, floor covering, deck, & most amenities. Large lake frontage, level site, & views both Big & Little Crooked Lakes! JUST ONE BLOCK FROM DRIFTWOOD! Included: range, 2 refs., 2 sleeper sofas, 2 queen beds w/springs & mattresses, 2 dressers, table & 6 chairs, kitchen table & 2 chairs, 2 end tables, corner table, micro wave & cart, 2 window air conditioners, all window treatments, lawn mower, 3 storage units, pier w/supports, and diving pier. *Jerdon cannot guarantee future tax estimates bur provides estimate to assist the purchaser. **Purchaser assumes remaining sewer assessment which can be paid in full at anytime (\$5,704+/- over 14 yrs).

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)



Back porch.



87 Feet on lake.



Lakeside.

