



## Jerdon Real Estate, Inc.

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**PRICE: Was \$389,900 NOW \$209,900.**

### LOCATION:

### LITTLE TWIN LAKEFRONT

<b>Address</b>	: 52812 Twin Lakeview, Dowagiac, MI 49047	<b>Built</b>	: Unknown, Rebuilt 1982 & 1996
<b>Approx Sq Ft</b>	: 1,856 (O.D.) Includes 384 SF Sun Room	<b>1<sup>st</sup> Bedroom</b>	: 10 x 10' + 7 x 12'
<b>Lot Size</b>	: (2) Lots totaling 56' on lake, 50' on road by 120' deep	<b>2<sup>nd</sup> Bedroom</b>	: 9 ½ x 11' + 7 x 7' (Lower level)
<b>Taxes</b>	: '08 Taxes \$1,103 (Homestead) w/'08 SEV might be \$2,241 OR \$4,135+/- Non-Homestead estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 7 ½ x 10'
<b>Tax ID#</b>	: 14-150-130-019-00 (Wayne Twp.)	<b>4<sup>th</sup> Bedroom</b>	: 8 ½ x 19 ½' (Garage)
<b>Lake Size</b>	: 46 Acres	<b>Bath</b>	: Full Tub/Shower
<b>School District:</b>	Dowagiac	<b>Bath</b>	: Full Tub/Shower (Lower level)
<b>Roof</b>	: 1996 Shingles	<b>Bath</b>	: Half (Garage)
<b>Elec Service</b>	: 200 Amp	<b>Living Room</b>	: 11 x 18 ½'
<b>Construction</b>	: Frame	<b>Kitchen/Dine</b>	: 10 ½ x 12' (Lower L.)
<b>Heat</b>	: (2) CFA Natural gas	<b>Family</b>	: 10 x 18 ½' (Lower L.)
<b>Possession</b>	: 45 Days after closing	<b>Sun Room</b>	: 12 x 32' (Lower L.)
<b>Water Heater</b>	: (2 electric) 30 Gal; 40 Gal	<b>Fireplaces (2)</b>	: Both Wood-burning
<b>Sewer</b>	: Septic type	<b>Decks (3)</b>	: 16 x 32'; 7 x 32'; 7 x 32'
		<b>Garage</b>	: (1996) 3-Car detached 30 x 34'; Insulated, heated, attic storage

**REMARKS:** Included: Hot tub spa w/steps, pier & supports, dishwasher, all window treatments, 1 window air conditioner, garage door remotes. Large concrete parking area & driveway. Ceramic fireplace surrounds, tile floors, engineered oak hardwood floors. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.



Roadside. 3-Car garage heated, insulated.



Lower level family room.



Upper level living room.