



Jerdon Real Estate, Inc.

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PRICE: \$259,900

LOCATION:

DEWEY LAKEFRONT

Address	: 50922 Garret Road, Dowagiac, MI 49047	Built	: 1986 +/-
Approx Sq Ft	: 1,775' (O.D.)(551 SF finished in Lower level)	1st Bedroom	: Master 11 x 13'
Lot Size	: (2) Lots: 65' on Road by 182/191' deep. Lakefront: 65' on lake by 42' deep.	2nd Bedroom	: 8 x 11'
Taxes	: '10 \$4,543 + sewer** (Non-Homestead) w/'11 SEV Might be \$5,663+sewer +/- NOTE: SEV is under tax Appeal for 2011. *estimate only not guaranteed.	3rd Bedroom	: 7 1/2 x 11'
Tax ID#	: 14-130-135-011-02 (Silver Creek Twp)	Bath	: Master Full tub/shower
Lake Size	: 223 Acres	Bath	: Full Tub/shower
School District:	Dowagiac	Bath	: Full shower (Lower level)
Roof	: NEW '03	Living Room	: 13 x 23'
Elec Service	: 100 amp	Kitchen/Din	: 11 x 20'
Construction	: Frame	Utility	: 5 x 9' (Utility sink)
Heat	: HVAC nat. gas	Family Rm	: 12x22, +10 1/2x20 (Lower level)
Possession	: At close	Fireplace	: Brick, wood burning(Lower level)
Water Heater	: 40 gallon nat. gas	Deck	: 10 x 24'
Sewer	: Municipal, buyer assumes assessment**	Garage	: 1-Car attached 16x22(Lower level)
		Pole Barn	: 24 x 32' (elec., concrete floor)
		Neighborhood:	Deweymore

REMARKS: Great condition, great view, & many extras including: Andersen windows, tile floors, solid oak galley kit., snack bar, master garden tub, & wiring in conduit. INCLUDED: all window treatments, all shower curtains/rods, push lawn mower, grill, white dresser, work bench, metal shelving, pier w/supports, 2 refs., range, micro wve, dishwasher, washer/dryer, small bench, 2 end tables, 3 table lamps, buffet, fireplace tools/grate, recliner, plaid couch, entertainment cabinet, 2 bar stools, corner China cabinet. *NOTE: Owner is appealing the SEV (assessed value).**Remaining sewer assessment can be paid in full anytime of \$3,625; another \$517.25 appeared on tax bill for 2010 sewer prin/interest payment until paid in full. Directions: Exit #30, E. on Napier Ave, R. on M-152, R. on Garret to property.

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