



## Jerdon Real Estate, Inc.

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**PRICE: \$99,900.**

### LOCATION:

### Sink Road, Silver Creek Twp

**Address** : 55676 Sink Road, Dowagiac MI 49047  
**Approx Sq Ft** : 2,058'(O.D.)(584 SF 2<sup>nd</sup> Level)  
**Lot Size** : 0.83+/- Acres; 220' on road by 165' deep.  
**Taxes** : 2014 \$815.92 (Homestead) w/2015 SEV might be \$829+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-032-010-00 (Silver Creek Twp)  
**School District:** Dowagiac  
**Roof** : Shingles (2001)  
**Elec Service** : (2) 100 amp services  
**Construction** : Frame  
**Heat** : See below\*\*  
**Possession** : 30 Days after close  
**Water Heater** : 50 gal electric  
**Sewer** : Septic type

**Street:** Public paved  
**Siding:** Alumn  
**Walls:** Plaster/panel  
**Bsmnt:** Full  
**Water:** 4" sub well/pump

**Built** : Approx. 1948 +/-  
**1<sup>st</sup> Bedroom** : 12 x 15½  
**2<sup>nd</sup> Bedroom** : 10 x 14'  
**3<sup>rd</sup> Bedroom** : 11 x 15' (2<sup>nd</sup> Level)  
**4<sup>th</sup> Bedroom** : 13 x 19' (walk-through)  
**Bath** : Full tub/shower  
**Living Room** : 15½ x 21½  
**Dining Room** : 9½ x 19'  
**Kitchen** : 8 x 14'  
**Breezeway** : 8 x 12½  
**Patio** : 16½ x 16½  
**Fireplace** : Limestone, wood burning  
**Garage** : 2-Car attached 22 x 24'  
**Shed** : 8 x 10'

**REMARKS: INCLUDED:** Range, ref., washer, dryer, micro wave, water softener, window treatments, fireplace screen/grate, shed. Heat is electric baseboard. Has console Geo-thermal AC unit on the main floor. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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