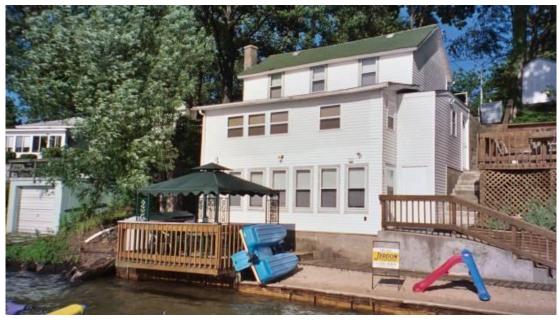


Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047 Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$219,900. NOW \$129,900.

LOCATION: INDIAN LAKEFRONT (Leased Land)

Address : 55784 Indian Lake Road, Dowagiac, MI 49047 Year Built : Unknown Apprx Sq Ft : 1,626' (O.D.)(Includes 638 SF in lower level) 1^{st} Bedroom : $7 \frac{1}{2} \times 13$ '

Lot Size : Approx. 33' on lake & road by 92' deep. 2nd Bedroom: 6 x 9'

3rd Bedroom: 6 ½ x 9 ½'

Cottage Taxes: 2015 \$402 (Non-Homestead) w/'16 SEV be Bath : Full shower

\$1,070+/- estimate only not guaranteed* Bath : Full tub/shower (Lower level)

Lease : \$9,649 plus annual increases, if any Living Rm : 14×22 ' Tax ID# : 14-130-510-030-00 (Silver Creek Twp) Kitchen : $9 \% \times 10$ '

Lake Size : 500 acres Beach: Very sandy Dining area : 8 x 10'
School District: Dowagiac Street: Private gravel Family Rm : 16 x 20'

Roof : Shingles Siding: Vinyl Deck : 12 x 12'

Elec. Service : 200 amps Walls: Dry wall-panel Gazebo : 12 x 16'

Construction : Frame Bsmnt: Finished walkout

Heat : CFA oil fired + elec. baseboard

Possession : At close Water: 5" submersible

Wtr Heater : 55 gal. elec. Sewer: Municipal

REMARKS: All newly remodeled lake cottage, great view & very sandy beach. Included: all window treatments, boat lift, pier w/supports. Directions: M62, North on Indian Lake Rd, on Left, follow private road. *Jerdon cannot guarantee future tax estimates but provides estimate to assist the purchaser. Present lease runs to 2016 & is subject to real estate tax increase.

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







