



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: Was \$219,900. NOW \$205,000.**

### LOCATION : INDIAN LAKEFRONT (Leased Land)

<b>Address</b>	: 55784 Indian Lake Road, Dowagiac, MI 49047	<b>Year Built</b>	: Unknown
<b>Apprx Sq Ft</b>	: 1,626' (O.D.)(Includes 638 SF in lower level)	<b>1<sup>st</sup> Bedroom</b>	: 7 ½ x 13'
<b>Lot Size</b>	: Approx. 33' on lake & road by 92' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 6 x 9'
<b>Cottage Taxes:</b>	'08 \$352(Non-Homestead) w/'09 SEV be \$901+/- estimate only not guaranteed	<b>3<sup>rd</sup> Bedroom</b>	: 6 ½ x 9 ½'
<b>Lease</b>	: \$6,893 plus annual increases, if any	<b>Bath</b>	: Full shower
<b>Tax ID#</b>	: 14-130-510-030-00 (Silver Creek Twp)	<b>Bath</b>	: Full tub/shower (Lower level)
<b>Lake Size</b>	: 500 acres	<b>Living Rm</b>	: 14 x 22'
<b>School District:</b>	Dowagiac	<b>Kitchen</b>	: 9 ½ x 10'
<b>Roof</b>	: Shingles	<b>Dining area:</b>	8 x 10'
<b>Elec. Service</b>	: 200 amps	<b>Family Rm</b>	: 16 x 20'
<b>Construction</b>	: Frame	<b>Deck</b>	: 12 x 12'
<b>Heat</b>	: CFA oil fired + elec. baseboard	<b>Gazebo</b>	: 12 x 16'
<b>Possession</b>	: At close		
<b>Wtr Heater</b>	: 55 gal. elec.		
<b>Sewer</b>	: Municipal, purchaser assumes assessment**		

**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. \*\*Remaining sewer assessment of approx. \$961 payable annual with interest until 2010. Present lease runs to 5/1/2011 & 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)

