



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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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 ½ x 13' |
| Lot Size | : Approx. 33' on lake & road by 92' deep. | 2 nd Bedroom: | 6 x 9' |
| | | 3 rd 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 x 22' |
| Tax ID# | : 14-130-510-030-00 (Silver Creek Twp) | Kitchen | : 9 ½ x 10' |
| Lake Size | : 500 acres | Beach: | Very sandy |
| School District: | Dowagiac | Street: | Private gravel |
| Roof | : Shingles | Siding: | Vinyl |
| Elec. Service | : 200 amps | Walls: | Dry wall-panel |
| 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)

