



## Jerdon Real Estate, Inc.

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**PRICE: \$254,900.**

### LOCATION :

### ROUND LAKE ACCESS

<b>Address</b> : 69601 Madison Ave, Benton Harbor, MI 49022	<b>Built</b> : 1997 +/-
<b>Apprx Sq Ft</b> : 2,185 (O.D.) (885 SF 2 <sup>nd</sup> Level)	<b>1<sup>st</sup> Bedroom</b> : Master 13½ x 19' (2 <sup>nd</sup> Level)
<b>Lot Size</b> : 150' along road & across back by 190' deep	<b>2<sup>nd</sup> Bedroom</b> : 11½ x 13½'
	<b>3<sup>rd</sup> Bedroom</b> : 10 x 13'
<b>Taxes</b> : '06 \$2,671 (Homestead) w/'07 SEV might	<b>4<sup>th</sup> Bedroom</b> : 8 x 15' (2 <sup>nd</sup> Level)
Be \$3,025 OR \$5,240 +/- (Non-Homestead)	<b>Bath</b> : Full Tub/Shower
Estimate only, not guaranteed*	<b>Bath</b> : Master Full w/Whirlpool Tub & Separate Shower (2 <sup>nd</sup> Level)
<b>Tax ID#</b> : 80-12-145-004-01 (Keeler Twp)	<b>Living Rm</b> : 12 x 25'
<b>Lake Size</b> : 194 acres	<b>Kitchen</b> : 15 x 23'
<b>School District</b> : Dowagiac	<b>Family Room</b> : 12½ x 15½' (2 <sup>nd</sup> Level)
<b>Roof</b> : Shingles (10 yrs)	<b>Veranda</b> : 15 x 32' and 7½ x 32'
<b>Elec. Service</b> : 200 amp	<b>Decks</b> : (3) 10 x 47', 5 x 14', 5 x 14'
<b>Construction</b> : Frame 2-Story	<b>Game Room</b> : 8½ x 23' (In Garage)
<b>Heat</b> : HVAC Natural Gas	<b>Garage</b> : 2½ Car detached 24 x 26½'
<b>Possession</b> : At closing	<b>Neighborhood</b> : Oak Park
<b>Wtr Heater</b> : 80 gal. electric	

**REMARKS:** Two public access beaches at end of Madison Ave. and Lily Park. Included: NEW Whirlpool range, refrigerator, microwave hood, dishwasher, shower curtain, all window treatments. NEW wood flooring, carpeting, tile, painting, etc. Directions: East on Napier Ave / M-152, S. on County Line Rd, L. on Madison, property on right. Many extras including master suite & bath, vaulted ceilings, engineered hardwood cherry floors, solid oak cabinets, new ceramic tile floor & carpets, finished game room (or guy's room) attached to garage, spacious yard, panoramic view of a rolling orchard, & short distance to lake access. \*Jerdon cannot guarantee tax estimate but does so to assist the buyer of potential future taxes.



Family room out to deck.



Master bedroom out to the deck.



Great room windows.



Roadside.



Orchard view.



Game room & garage





Gourmet kitchen,

