



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: Was \$119,900. NOW \$99,900.

LOCATION:

CABLE LAKE ACCESS

Address	: 32614 Cable Parkway Road, Dowagiac MI 49047	Built	: Unknown
Approx Sq Ft	: 1,533 (O.D.)(Includes 436 SF in finished walkout)	1st Bedroom	: 12 x 14'
Lot Size	: (2) Lots; "L" shape Lot 59 50x120' Lot 60 45x120'	2nd Bedroom	: 10 x 11 ½
Taxes	: 2013 \$1,137 (Homestead) w/2014 SEV might be \$1,220 OR \$2,198 +/- Non-homestead estimate only Not guaranteed*	3rd Bedroom	: 8 x 11 ½ (Lower level)
Tax ID#	: 14-130-121-059-00 & 14-130-121-060-00	Bath	: Full Tub/shower
Lake Size	: 91 Acres (Silver Creek Township)	Bath	:
School District:	Dowagiac	Living Room	: 16 x 27
Roof	: Shingles	Kit/Dining	: 9 ½ x 10' 7 ½ x 13'
Elec Service	: 100 amp	Dining Rm	: 7 ½ x 13'
Construction	: Frame	Family Rm	: 13 ½ x 26' (Lower level)
Heat	: HVAC natural gas	Breezeway	: 8 x 11'
Possession	: 30 Days after close	Porch	: Enclosed 10 x 10'
Water Heater	: 40 gal gas	Fireplace	: Gas log
Sewer	: Municipal	Garage	: 2-Car attached 24 x 24' With 16 x 24' workshop
	Beach: Private access		
	Street: Public paved		
	Siding: Alumnum		
	Walls: Dry wall/paneling		
	Bsmnt: Walkout, 75%		
	Water: Well/jet pump		

REMARKS: ACCESS TO LAKE is private & just across the street. Cable Lake is a 'no engine' lake. Ideal for fishing, kayaking, canoeing, sailing, swimming, etc. No personal property included. *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)