



Jerdon Real Estate, Inc.

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PRICE: Was \$469,000. NOW \$449,000

LOCATION:

MAGICIAN LAKEFRONT

Address : 63077 Lakeshore, Dowagiac, MI 49047
Approx Sq Ft : 1,497' (O.D.)(897' SF on main level)
Lot Size : 24.5' on lake, 73' on road by 153/185' deep.
Taxes : 2013 \$5,705 (Non-Homestead) w/2014 SEV might
 Be \$6,909+/- estimate only not guaranteed*
Tax ID# : 80-12-125-026-00 (Keeler Twp)
Lake Size : 528 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 40 gallon gas
Sewer : Municipal, buyer assumes remainder assessment**

Built : 2002
1st Bedroom : Master 10 x 11½'
2nd Bedroom : 10 x 12' (2nd Level)
3rd Bedroom : 10 x 12' (2nd Level)
Bath : Master Full Tub/shower
Bath : Full Shower (2nd Level)
Living/Dining : 15½ x 22½'
Kitchen : 11 x 11'
Sitting area : 6½ x 23½ (2nd Level)
Fireplace : Gas log
Shed : 10 x 14'
Deck : 16 x 20'

Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: 5" well/sub pump

REMARKS: INCLUDED: range, ref., washer, dryer, micro wave, dishwasher, din table w/6 chairs, 2 couches, 2 upholstered chairs, one TV set with stand, coffee table, large ottoman, 2 end tables, 2 table lamps, king, queen & 2 twin beds all w/springs & mattresses, small chest, chest of drawers, all window treatments, small chest, grill, deck table w/6 chairs, 2 lounges, pier w/supports, storage shed. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Remaining sewer assessment of approx. \$2,199. *Another \$476 on tax bill for annual sewer principle/interest payment until paid in full.

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