



Jerdon Real Estate, Inc.

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PRICE: \$749,000.

LOCATION:

DEWEY LAKEFRONT

Address : 51006 3rd Street, Dowagiac MI 49047
Approx Sq Ft : 2,028' (O.D.)(372 SF in Lower Level)
Lot Size : 51.5' on lake, 50' on road by 200/210' deep. Back-Lots 100' on road by 200' deep.
Taxes : 2013 \$2,464 (Homestead) w/2014 SEV might be \$3,989 OR \$7,030+/- Non-homestead estimate only Not guaranteed*
Tax ID# : 14-130-202-001-01/14-130-203-002-00(SilverCreek)
Lake Size : 223 Acres
School District: Dowagiac
Roof : NEW 2010
Elec Service : 200 amp
Construction : Frame
Heat : HVAC natural gas
Possession : 30 Days after closing
Water Heater : 50 gal gas
Sewer : Municipal

Beach: Very sandy
Street: Paved public
Siding: Cedar
Walls: Dry wall
Bsmnt: 20% +/-
Water: 5" well/pump

Built : Unknown
1st Bedroom : 12½ x 15'
2nd Bedroom : 9½ x 9½ (w/sink)
3rd Bedroom : 8 ½ x 10' (w/sink)
Bath : Full Tub/shower
Bath : Full Shower
Bath : Half
Living Room : 17 x 19'
Kitchen : 8 x 12½
Dining Room : 13 x 21'
Utility : 5½ x 10'
Family Rm : 14 x 17½' (Basement)
Fireplace : Stone, wood burning
Garage : 2-Car attached 22x35' (heated)
Deck/Patio : 21x22', 18x36' w/fire-pit
Open Porch : 8 x 19'
(2) Sheds : 12 x 12, 10 x 12'
Pole Barn : 27 x 40' (2004)

REMARKS: INCLUDED: range, ref., micro wave, dishwasher, water softener, TV, all window treatments, pier w/supports, pontoon boat & motor, paddle boat, picnic table, grill, wooden flower boxes. Concrete drives & parking. Professional landscaping & beautiful terracing work. *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)