



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$545,000 NOW \$499,000.**

### LOCATION : DEWEY LAKEFRONT (Sunday showings only until 9/1/06)

<b>Address</b>	: 50650 Garret Road, Dowagiac, MI 49047	<b>Year Built</b>	: 1984
<b>Apprx Sq Ft</b>	: 3,985'	<b>1<sup>st</sup> Bedroom</b>	: Master 18½x27'(2 <sup>nd</sup> Level, fireplace)
<b>Lot Size</b>	: Approx; Lakefront: 35' along lake, 100' on rd x 100/161' deep. House Lot: 119' on rd, 81' back, x 200/257' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 12 ½ x 13 ½'
<b>Taxes</b>	: '07 \$6,929(Non-Homestead) w/07 SEV might be nearly the same not guaranteed* +sewer	<b>3<sup>rd</sup> Bedroom</b>	: 11 x 17' (2 <sup>nd</sup> Level)
<b>Lake Size</b>	: 223 acres	<b>4<sup>th</sup> Bedroom</b>	: 12 ½ x 13 ½ (2 <sup>nd</sup> Level)
<b>School District</b>	: Dowagiac	<b>5<sup>th</sup> Bedroom</b>	: 8 ½ x 12' (2 <sup>nd</sup> Level)
<b>Roof</b>	: NEW '01	<b>Bedroom</b>	: 10 x 11 ½'
<b>Elec. Service</b>	: 200 amps	<b>7<sup>th</sup> Bedroom</b>	: 10 x 10'
<b>Construction</b>	: Frame	<b>8<sup>th</sup> Bedroom</b>	: 8 x 10 ½'
<b>Heat</b>	: (2) Furnaces CFA natural gas	<b>Baths</b>	: (3) Full tub, Full tub/shower, Full shower
<b>Possession</b>	: Subject to tenants	<b>Kitchen</b>	: 15 x 15'
<b>Wtr Heater</b>	: (2) 40 & 50 gallon both gas	<b>Kitchenette</b>	: 12 x 19 ½'
<b>Sewer</b>	: Municipal, buyer assumes assessment**	<b>Dining</b>	: 9 ½ x 13'
<b>Insulation</b>	: Ceiling & sidewalls	<b>Living Rm</b>	: 18 x 28'
		<b>Screened Porch</b>	: 12 ½ x 30'
		<b>Breezeway</b>	: 5 ½ x 13'
		<b>Utility</b>	: 6 ½ x 11'
		<b>Garage</b>	: 1 ½ Car attached 26 x 30'
		<b>Beach House</b>	: 12 x 25'
		<b>Gazebo</b>	: 8 ½ x 15'
		<b>Decks</b>	: (3) 11x33, 6x30, 6x30'

**REMARKS:** Beautiful lodge styled lake home nestled in the pines. Cedar beam ceilings, massive fireplaces, fenced yard & many amenities. Directions: Take M-152, turn right on Garret within one block to property.\*Jerdon cannot guarantee future tax estimates but provides estimate to assist the purchaser. This estimate or annual amounts do not include annual sewer assessment principle & interest of \$767 per year found also on the tax bill. \*\*Remaining sewer assessment is \$767 per year for another 14 years or \$5,800 can be paid in full at anytime. Many personal property items included & list available upon request.

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



Sandy beachfront.



Beachhouse & cottage in background.



1 of several decks.  
fireplace.



Magnificent living room, dining, &



Lake ward screened porch.



Master bedroom with 2<sup>nd</sup> fireplace.



Nice kitchen too.