



Jerdon Real Estate, Inc.

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PRICE: \$265,000.

LOCATION :

MAGICIAN LAKEFRONT

Address : 31354 Currans Beach, Dowagiac, MI 49047	Year Built : Unknown
Apprx Sq Ft : 591'(O.D.)	1st Bedroom : 9 1/2 x 12'
Lot Size : 50' on lake & road by 93/95' deep. Back lot 46' on road by 25' deep.	
Taxes : '06 \$2,293 (Non-Homestead) w/'07 SEV might be \$4,773 +/- estimate only* plus sewer**	Bath : Full shower
Lake Size : 528 acres	Beach: Sandy
School District: Dowagiac	Street: Public paved
Roof : Shingles	Siding: Alumn.
Elec. Service : 60 amp fuses	Walls: Dry wall
Construction : Frame	Bsmnt: Partial
Heat : CFA Oil	Kit/Dining/Living Rm: 13 1/2 x 24 1/2'
Possession : At closing	Enclosed porch: 7 1/2 x 12 1/2'
Wtr Heater : 30 gallon electric	
Sewer : Municipal, buyer assumes assessment**	Neighborhood: Currans Beach

REMARKS: One of the best locations with excellent lake view, sandy beach, & ideal for new construction with potential for a walkout lower level. Typically, Township setbacks for new construction are 7' from sideyard lot line to outward projection of a dwelling. Typically, if some of the existing structure is kept, existing setbacks might be maintained. Contact Silver Creek for building codes, etc. *Jerdon cannot guarantee tax estimate but provides it to assist the buyer.**Another \$642 appeared on the tax bill for remaining annual sewer principle & interest payment until paid in full. Remaining sewer principle owed is \$4,615 +/- which can be paid at any time. Directions: M-152, North on Currans Beach to property.

