



Jerdon Real Estate, Inc.

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PRICE: \$39,900.

LOCATION:

BIG TWIN LAKE ACCESS

Address : 52375 Lakeview Drive, Dowagiac, MI 49047
Approx Sq Ft : 756 (O.D.)
Lot Size : (2) Lots totaling 60' on road, 50' across back by 55/90' deep
Taxes : '09 Taxes \$663 (Non-Homestead) w/'10 SEV might be \$ 675 Estimate only not guaranteed*

Built : Unknown
1st Bedroom : 8 x 10'
2nd Bedroom : 6 ½ x 8'
Bath : Full Shower
Living Area : 11 x 11 ½'
Kitchen : 8 x 11'
Utility : 8 x 8'
Porch : 6 ½ x 19' Enclosed Front

Tax ID# : 14-150-172-005-00 (Wayne Twp.)
Lake Size : 63 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amp
Construction : Frame
Heat : CFA Natural gas
Possession : At close
Water Heater : 30 Gal gas
Sewer : Septic type

Beach: Access *
Street: Paved public
Siding: Aluminum
Walls: Dry wall
Bsmnt: Crawl space
Water: 2" Well/pump

Neighborhood: Twin Lake Woods

REMARKS: Very nice condition with most all remodeling in the last few years including windows, doors, kitchen, flooring carpeting, bath, etc. NEW 2010: Interior work, painting, like new appliances, insulated attic & porch ceiling, & reinforced & added center beams and column supports in crawl space. *Only 100 ft. to sandy access. Included: Range, refrigerator, microwave hood, all window treatments. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. Seller's is a licensed real estate broker.

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

