



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$159,900.

LOCATION:

BIG TWIN LAKEFRONT

Address : 24976 Twin Shore Drive, Dowagiac, MI 49047

Approx Sq Ft : 576 (O.D.) + unfinished 2nd building

Lot Size : (1 1/2) Lots: 37 1/2' on lake & road by 100' deep

Taxes : '09 Taxes \$921 (Non-Homestead); w/'10 SEV might be \$1,436 +/- Estimate only not guaranteed*

Tax ID# : 14-150-217-008-00 (Wayne Twp)

Lake Size : 63 Acres

School District: Dowagiac

Roof : Shingles

Elec Service : 100 Amp

Construction : Frame

Possession : At close

Heat : Natural gas wall furnace

Water Heater : 30 gal. gas

Sewer : Septic type

Beach: No sand

Street: Public paved

Siding: Vinyl

Walls: Dry wall/panel

Bsmnt: Crawl space

Water: Well/pump

Built : Unknown

1st Bedroom : 10 x 11 1/2'

2nd Bedroom : 8 1/2 x 11'

Bath : Full Shower

Liv/Din Room : 11 1/2 x 11 1/2'

Kitchen : 7 1/2 x 11'

Add'l Building : 16 x 24'**

Neighborhood: Twin Shores

REMARKS: Very nice condition interior. Extra building located on site. Very clean & clear spring fed lake! **Additional Building currently used for storage. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

