

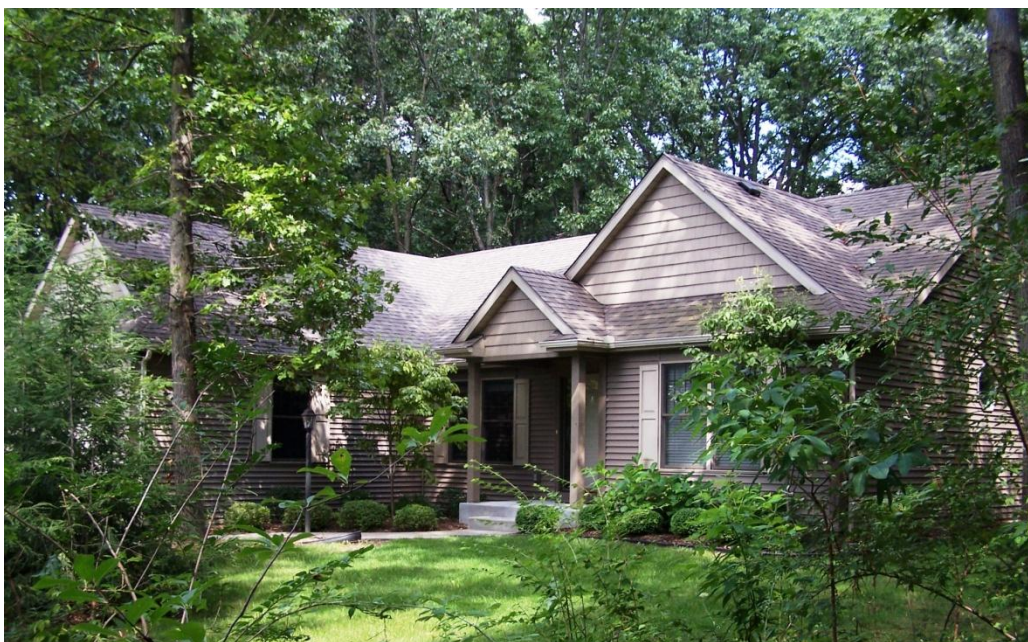


Jerdon Real Estate, Inc.

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PRICE: WAS \$239,900 NOW \$219,900

LOCATION:

133 N. VILLAMERE DRIVE DOWAGIAC, MI

Address	: 133 N. Villamere Drive, Dowagiac, MI 49047	Built	: 2004
Approx Sq Ft	: 1,945 (Includes 236 SF finished basement)	1st Bedroom	: 13 x 14 1/2' Master
Lot Size	: Approx. 73' on road, 188' max width, by 171' & 240' max depth (irregular shape).	2nd Bedroom	: 11 x 12'
Taxes	: 2012 ESTIMATE \$2,132 (Homestead); w/12 SEV Estimate only not guaranteed*	3rd Bedroom	: 11 x 11'
Tax ID#	: 14-160-321-029-00 (City of Dowagiac)	Bath	: Full Master Separate Tub / Shower
School District:	Dowagiac	Bath	: Full Tub/Shower
Roof	: Shingles	Living Room	: 13 x 16'
Elec Service	: 200 Amp	Kitchen/Din	: 10 x 23' (pantry)
Construction	: Frame	Utility	: 6 1/2 x 8 1/2'
Heat	: HVAC Natural gas	Family Room	: 11 1/2 x 20 1/2' (Lower Level)
Possession	: 60 Days after close	Den	: 11 x 12'
Water Heater	: 40 Gal gas	Fireplace	: Cultured Stone, gas log
Sewer	: Municipal	Patio	: 12 x 14'
		Porch	: 9 1/2 x 15' (Screened)
		Garage	: 2-Car Attached 20 x 24 1/2'
		Neighborhood:	Villamere Condominiums

REMARKS: Wooded location, quiet culdesac location. DEEDED private sites. Wooded County location where you'll feel you're 10 miles out of town but at the edge of town with all City services. Included: Range, refrigerator, microwave, dishwasher, window treatments. Pella windows, professional landscaping & irrigation, patio, vaulted ceilings, abundant shelving in basement/garage, designer plumbing & lighting fixtures. Maintenance dues of \$156/per month includes: mowing, trimming, hand weeding, leaf raking, pruning, weed + feed, bed mulching, exterior painting, snow removal, gutter cleaning, etc.. Entire site is deeded as Unit 29. Association rules in effect. Seller is a real estate licensee. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.