



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: Was \$129,900 NOW \$119,900.**

### LOCATION:

### BIG TWIN LAKEFRONT

**Address** : 24976 Twin Shore Drive, Dowagiac, MI 49047

**Approx Sq Ft** : 576 (O.D.) + unfinished 2<sup>nd</sup> building

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

**Taxes** : '10 Taxes \$918 (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

**1<sup>st</sup> Bedroom** : 10 x 11 1/2'

**2<sup>nd</sup> 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.

