



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET

MYSTATEMLS

MLS #10623516



PRICE: \$147,500.

LOCATION:

BETWEEN DOWAGIAC & CASSOPOLIS, MI

Address	: 59217 M62, Cassopolis MI 49031	Approx. Built	: Estimated 1969 +/-
Approx Sq Ft	: 1,142 (O.D.)(plus 90% of basement is finished)	1st Bedroom	: 10 x 13
Lot Size	: 0.9 +/- Acre; approx 219 along road, 205' across back by 164/229' deep.	2nd Bedroom	: 10 x 11'
Taxes	: 2018 \$2,162 (Non-Homestead) w/2019 SEV might be \$2,053 OR \$1,188+/- Homestead estimate only not guaranteed*	Bath	: Full Tub/shower
Tax ID#	: 14-040-022-002-00 (LaGrange Twp)	Bath	: Shower & sink in basement
School District:	Cassopolis	Living Room	: 12 x 24
Roof	: Shingles	Kitchen	: 8 x 12'
Elec Service	: 100 amp	Dining area	: 9½ x 15'
Construction	: Frame	Mud Room	: 5½ x 9'
Heat	: HVAC hot water base*	Porch	: Enclosed 12 x 15'
Possession	: At closing	Garage	: 2 ½ car attached 23 x 24
Water Heater	: 40 gal elec	Outbuilding	: 10 x 15'
Sewer	: Septic type		

REMARKS: Included: range, 2 refs, freezer, cook top, oven, micro wave, washer, dryer, water softener, water filter, 4 bar stools, garage door remotes, all window treatments, Not included: garage bike hoists, air hose. *Has AC in attic & ceiling with oil fired boiler for hot water baseboard heat. *Jerdon cannot guarantee tax estimate but provides to assist the buyer current owner does NOT have a homestead for the lower tax amount. Owner is real estate licensee.

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