



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$260,000**

### LOCATION:

### CABLE LAKEFRONT

**Address** : 32545 Cable Drive, Dowagiac, MI 49047  
**Approx Sq Ft** : 1,586 (O.D.) (316' in Finished Walkout)  
**Lot Size** : 49 ½' on lake, 94' on road by 270'+/- deep  
**Taxes** : '07 Taxes \$2,554 (Non-Homestead) w/'08 SEV might be \$5,357+/- (+Sewer) \*Estimate only not guaranteed  
**Tax ID#** : 14-130-286-047-00 & 14-130-286-048-00 (Silver Creek twp.)  
**Lake Size** : 91 Acres  
**School District**: Dowagiac  
**Roof** : Shingle  
**Elec Service** : 200 Amp  
**Construction** : Frame  
**Heat** : Electric baseboard  
**Water Heater** : 38 Gal electric  
**Sewer** : \*\*Municipal, buyer assumes assessment

**Beach**: Sandy  
**Street**: Paved public  
**Siding**: Vinyl  
**Walls**: Dry wall/panel  
**Bsmnt**: Part./concrete crwl  
**Water**: well & jet pump

**Possession**: 7 Days after close

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 13 x 14'  
**2<sup>nd</sup> Bedroom** : 12 x 13'  
**3<sup>rd</sup> Bedroom** : 9 x 10'  
**Bath** : Full Tub/Shower  
**Bath** : Full Shower (Lower Level)  
**Liv/Dining** : 13 x 31'  
**Kitchen** : 12 x 12'  
**Wrkshp/Util** : 13 x 22' (Lower Level)  
**Fireplace** : Brick, Wood-burning  
**Deck** : 12 x 17'  
**Courtyard** : 20 x 20' (Lower Level)  
**Storage Bldg** : 13 x 16 ½' Roofed patio 11 x 16'

**REMARKS:** Cable Lake is a PRIVATE LAKE & does not allow ANY watercraft engines making it the best lake for safe swimming, kayaking, canoeing, fishing, & sailing. This property also has NEARBY ACCESS W/2 PRIVATE PARKS TO ALL-SPORT LITTLE CROOKED LAKE. Included: Range, dishwasher, refrigerator, window air conditioner, washer/dryer, microwave, water softener, tv, table, grill, deck table & chairs, outdoor recliner, rec. room tables & chairs, armoire, king, bunk and hide-a-bed, all w/springs & mattresses, fish finder, snow thrower, pier w/supports, paddleboat, all window treatments. \*\*Another \$684 for sewer on tax bill until principle of \$4,308 paid in full. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: M-152, Right (south) on CR 690 (Sister Lakes Rd.), L. on Haley, R. on Interlake Rd. to Cable Drive.



Roadside view of home.



Pristine Cable Lake.



