



## 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 \$114,900.**

### LOCATION:

### BIG CROOKED LAKE CONDOMINIUM

**Address** : 67450 Victory Shore Drive, Dowagiac, MI 49047  
**Approx Sq Ft** : 551 (O.D.)  
**Lot Size** : Spacious large common back-lot property where  
 Condos are located & 140' of shared lakefront.  
**Taxes** : '09 Taxes \$1,189 (Non-Homestead); w/'10 SEV  
 might be \$1,933 +/- Plus Sewer Estimate only not  
 guaranteed\*

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 8 x 10'  
**2<sup>nd</sup> Bedroom** : 8 x 10'  
**Bath** : Full Shower  
**Living/Kitchen:** 11 x 23 1/2'  
**Deck** : 12 x 14'

**Tax ID#** : 80-12-200-002-00 (Keeler Twp.)

**Lake Size** : 110 Acres

**Beach:** Sandy

**School District:** Dowagiac

**Street:** Paved public

**Roof** : Shingles

**Siding:** Vinyl

**Elec Service** : Circuit breakers

**Walls:** Knotty Pine/Dry wall

**Construction** : Frame

**Bsmnt:** Slab

**Heat** : Electric wall unit

**Water:** Central water well

**Possession** : At close

**Water Heater** : 15 Gal electric

**Sewer** : Municipal, Buyer assumes assessment\*\*

**REMARKS:** NEW siding, windows, doors, bathroom, deck, & insulation! Association fee \$900 p/yr, paid quarterly. Included: Range, refrigerator, microwave, TV set & stand, kitchen table, 6 chairs, TV speakers, 2 queen beds w/springs & mattresses, 2 chests of drawers, 2 floor fans, rollaway bed, electric heater, white cabinet, all window treatments, picnic table, coffee table. \*\*Sewer principle of \$2,231 owed until paid in full. Another \$358 on tax bill for annual sewer principle/interest payment. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

