



Jerdon Real Estate, Inc.

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PRICE: Was \$129,900 NOW \$99,900.

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
1st Bedroom : 8 x 10'
2nd 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.

