



## Jerdon Real Estate, Inc.

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**PRICE: Was \$179,900. NOW \$164,900.**

### LOCATION : LITTLE FISH LAKE ACCESS (private boat & pier access)

<b>Address</b>	: 17976 Pine Meadow Dr, Cassopolis, MI 49031	<b>Built</b>	: 1960's
<b>Apprx Sq Ft</b>	: 1,718' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 12 ½ x 15 ½'
<b>Lot Size</b>	: 3.07 +/- Acres. 255' by 513/528' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 12 x 21' (2 <sup>nd</sup> Level)
		<b>3<sup>rd</sup> Bedroom</b>	: 12 x 15' (2 <sup>nd</sup> Level)
<b>Taxes</b>	: '07 \$943 (Homestead) w/'07 SEV might be \$1,326 OR \$2,089 +/- (Non-Homestead) Not guaranteed*	<b>Bath</b>	: Full shower
<b>Tax ID#</b>	: 14-140-035-007-30 (Volinia Twp.)	<b>Bath</b>	: Half (2 <sup>nd</sup> Level)
<b>Lake Size</b>	: 139 acres	<b>Living Rm</b>	: 12 x 15'
<b>School District</b>	: Marcellus	<b>Kitchen</b>	: 9 x 16'
<b>Roof</b>	: Shingles (1990)	<b>Dining</b>	: 9 x 21
<b>Elec. Service</b>	: 200 amp	<b>Utility</b>	: 9 ½ x 11 ½'
<b>Construction</b>	: Frame 1 ½ story	<b>Patio</b>	: 8 x 12' Roofed
<b>Heat</b>	: Electric baseboard	<b>Garage</b>	: 1-Car detached 12 x 22'
<b>Possession</b>	: 30 Days after close	<b>Neighborhood</b>	: Pine Meadow
<b>Wtr Heater</b>	: 52 gal. electric		
<b>Sewer</b>	: Septic & drain field		

**REMARKS:** Very well kept home. Ideal for vacation or all-year living. Wooded acreage. 10' private lake access nearby – just a short walk through the pines. Pier and boat docking rights, too! A great value with this home, land & private access. Included: Range, refrigerator, washer, dryer, microwave oven, 4 window air conditioners, all window treatments, water softener. Directions: M-62 E. of Dowagiac, L. on Dutch Settlement, for many miles, L. on Pine Meadow. \*Jerdon cannot guarantee tax estimate but provides it to assist the buyer of potential future taxes.



Access to Lake.



Main floor bedroom.



Living room.



Dining area out to rear patio.



Large kitchen.



Detached garage.



Rear yard & patio area.