



Jerdon Real Estate, Inc.

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PRICE: Was \$159,900 NOW \$149,900

LOCATION:

100 N. VILLAMERE - DOWAGIAC

Address : 100 N. Villamere Drive, Dowagiac, MI 49047
Approx Sq Ft : 1,408 (O.D.)
Lot Size : 77' x 101/104' deep
Taxes : '07 Taxes \$2,479.89 (Homestead) w/'08 SEV might be \$2,680 +/- *Estimate only not guaranteed

Tax ID# : 14-160-321-011-00

School District: Dowagiac

Roof : Shingles

Elec Service : 200 Amp

Construction : Frame

Heat : HVAC Nat. gas

Possession : At closing

Water Heater : 40 Gal gas

Sewer : City

Street: Public paved

Siding: Vinyl

Walls: Dry wall

Bsmnt: Full Unfinished

Water: City

Built : 2004

1st Bedroom : 12 x 14'

2nd Bedroom : 10 x 11 1/2'

Bath : Full Shower

Bath : Full Tub/Shower

Living Room : 12 1/2 x 25 1/2'

Kitchen/Dine : 11 1/2 x 21'

Sun Room : 11 x 11 1/2'

Patio : 12 x 12'

Garage : 2-Car Attached 19 1/2 x 20 1/2' (finished dry wall)

Neighborhood: Villamere

REMARKS: Professionally designed Villa home with main floor living & exterior maintenance provides easy lifestyle ideal for the retiree or professional with little time; many exterior maintenance items (lawn mowing, fertilization, weed control, bed mulching, pruning, leaf raking, gutter cleaning, snow removal, replace lamp post bulbs.) Current fee is \$120/month. Plumbing loop for future water softener (kitchen cold & exterior faucets plumbed for hard water), lawn irrigation, Pella windows, professional landscaping, finished garage, finished sun room & back yard patio, concrete drive & sidewalk. All city services including water, sewer, street, fire, & police. Possible vinyl privacy fence along Colby St if desired subject to approval. Included: dishwasher, washer, dryer, range, ref., all window treatments. Boulevard entrance, median, & common area to rear of site. *Jerdon cannot guarantee tax estimate but does so to assist the buyer.

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

