



## Jerdon Real Estate, Inc.

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**WAS \$599,000. NOW \$498,500.**

### LOCATION:

### INDIAN LAKEFRONT

**Address** : 55955 Inn-D-Inn Rd., Dowagiac, MI 49047  
**Approx Sq Ft** : 2,044' (O.D.)(Includes Sun porch)  
**Lot Size** : 40' on lake & road by 350' deep.  
**Taxes** : '08 \$8,516 (Non-Homestead) w/'09 SEV might be \$8,765 +/- \*Estimate only not guaranteed\*  
**Tax ID#** : 14-130-031-034-00 (Silver Creek Twp)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : Shingle  
**Elec Service** : 200 Amp  
**Construction** : Frame  
**Water Heater** : 39 gal elec.  
**Possession** : 30 Days after close  
**Sewer** : Municipal, assessment paid  
**Heat** : HVAC propane gas + individual units in porch/loft

**Beach:** Sand/stone  
**Street:** Private gravel  
**Siding:** Vinyl  
**Walls:** Dry Wall  
**Bsmnt:** Concrete/crawlspace  
**Water:** NEW '08 5" well

**Built** : 2005  
**1<sup>st</sup> Bedroom** : 13½ x 16' Master (2<sup>nd</sup> Level)  
**2<sup>nd</sup> Bedroom** : Loft 14 x 23' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 10 x 10'  
**4<sup>th</sup> Bedroom** : 10 x 10'  
**Bath** : Full Tub/Shower Master (2<sup>nd</sup> Level)  
**Bath** : Full Shower  
**Kit/Din/Liv** : 16 x 23'  
**Sun Porch** : 12 x 23' (Enclosed)  
**Sitting Loft** : 6 x 11' (2<sup>nd</sup> Level)  
**Utility** : 5 x 7'  
**Fireplace** : Cultured Stone, gas log  
**Garage** : 2-Car attached 20 x 26½'  
**Sun Deck** : 13 x 23'

**REMARKS:** Professionally designed & built custom & maintenance free lake house. Vaulted great room with abundant Pella windows viewing the lake, arbor detailed lakeside deck, custom lighting & plumbing fixtures, master bedroom & bath with bird's eye view of lake & French doors to sitting loft, automatic underground sprinkling, solid oak & ceramic tile floors, quality carpeting, 4<sup>th</sup> bedroom loft above garage ideal for kids, beach shower, quality vinyl pier & sun deck, & extra deep lot ideal for additional parking or second garage. Included: range, refrigerator, dishwasher, micro wave hood, washer, dryer, permanent pier, boat lift & jet ski lift, water bubbler pump, all window treatments, queen bed w/springs & mattresses & comforter, headboard, dresser, garage door remotes, 3 bar stools, garage shelving, window air conditioner. \*Jerdon cannot guarantee tax estimate but does so to assist the buyer. If property is divided, estimate may not be accurate. Directions: M-62, N. on Forest Beach. R. on Inn D Inn.

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



Beautiful 500 Acre Indian Lake.



Sun deck at lakeside.



Sun Porch.



Beach shower.



French Doors to Master on 2<sup>nd</sup> Level.



Great room area.



More parking across Inn-D-Inn.



Loft or 4<sup>th</sup> bedroom.



Lakeside portion of property, another 200' of lot depth behind Inn D Inn Drive which Which then accesses Forest Beach Road.