



## Jerdon Real Estate, Inc.

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**PRICE: Was \$334,900 NOW \$289,900..**

### LOCATION:

### MAGICIAN LAKEFRONT LOTS

**Address** : Magician Street, Dowagiac, MI  
**Lot Size** : (3) Lots total: Lakefront 50' on lake & road by 123/135' deep. (2) Backlots total 100' on Magician Street by 100/162' deep.  
**Taxes** : '08 \$3,175 (+ sewer see below\*\*) (Non-Homestead) w/'09 SEV might be \$5,621+/- (+ sewer, if any) estimate only not guaranteed\*  
**Tax ID#** : 14-130-245-012-00 & 14-130-245-013-00 (Silver Creek Twp)  
**Lake Size** : 528 Acres  
**School District:** Dowagiac  
**Beach** : Sandy

**Street:** Private Gravel  
**Sewer:** SEE BELOW\*\*

**REMARKS:** Great building site here as the two backlots are directly across a low traffic private road from the lakefront lot. Typically, this township will allow a garage on the back lots provided entire property remains under the same ownership. Provided all codes and setbacks can be met, possible two dwellings (1 on backlots & 1 on lakefront lot). If a dwelling unit is desired above a backlot garage, then all codes need to be met for a single family dwelling. Backlots provide ample storage, parking, and building space. Typical lakefront sideyard setbacks are 7' to the eave or gutter of home but check with Twp for exact details. \*\*SEWER "road frontage" assessment appears on tax bill with another \$132 +/- paid each year until paid in full with a total remainder principle of currently \$900 +/- . This does NOT include a sewer tap fee which would likely be a tap fee of approx. \$7,920 +/- for one home (subject to increases) paid at time of building permit. Contact Silver Creek Twp for building codes & sewer information. Directions: Take M-152, Turn on Karl St which becomes County Line, Turn Right on Cedar St. to property. \*Jerdon cannot guarantee tax estimate but provides 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)



Beautiful view of lake & Strawberry Island.



View from shore looking back towards road.



(2) Backlots directly behind the lakefront lot.