



## Jerdon Real Estate, Inc.

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**PRICE: Was \$164,900 NOW \$149,900**

### LOCATION:

### BIG TWIN LAKEFRONT

**Address** : 52282 Lakeview, Dowagiac, MI 49047  
**Approx Sq Ft** : 1,323  
**Lot Size** : (2) Lots totaling 40' on lake by 143/154' deep  
**Taxes** : '09 Taxes \$1,617 (Non-Homestead); w/'10 SEV might be \$1,737 +/- Estimate only not guaranteed\*

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 9 x 12 1/2'  
**2<sup>nd</sup> Bedroom** : 9 x 11 1/2'  
**3<sup>rd</sup> Bedroom** : 10 x 10'  
**Bath** : Full Shower  
**Living Room** : 12 x 24'  
**Kitchen/Din** : 11 1/2 x 19'

**Tax ID#** : 14-050-155-010-00 (Wayne Twp.)  
**Lake Size** : 63 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 100 Amp  
**Construction** : Frame  
**Heat** : Portable elec. heaters  
**Possession** : At close  
**Water Heater** : 50 Gal electric  
**Sewer** : Septic type

**Beach:** Sandy  
**Street:** Paved public  
**Siding:** Vinyl  
**Walls:** Dry wall/panel  
**Bsmnt:** Partial Crawl space  
**Water:** Well/jet pump

**REMARKS:** Including: Pontoon boat & motor, pier w/pier supports, raft, range, 2 refrigerators, 2 elec. Portable heaters, 3 couches, 4 TV sets with stands, 2 dining tables w/8 chairs, small table & chair, drop leaf table, game table, 3 upholstered chairs, 3 lamp tables, single bed, double bed, folding bed, all springs & mattresses, dresser, 2 chests of drawers, coffee table, rocking chair, VCR, misc. 3-shelf stand, 2 picnic tables, riding lawn mower, push lawn mower, 4 grills, all window treatments, rowboat & 2 motors. \*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)

