



Jerdon Real Estate, Inc.

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PRICE: Was \$575,000. NOW \$498,000

LOCATION:

MAGICIAN LAKEFRONT

Address	: 95106 62 nd Street, Dowagiac MI 49047	Built	: Unknown
Approx Sq Ft	: 2,219'(O.D.)(Includes porch)	1st Bedroom	: Master 13 x 17½
Lot Size	: Approx. 2.1+/- Acres; (includes road area) 75' along Lake by approx. 1,220'+/- deep.	2nd Bedroom	: 9 x 11½
Taxes	: 2014 \$3,354 (Homestead) w/2015 SEV might be \$5,732 OR \$9,912+/- Non-Homestead estimate only Not guaranteed*	3rd Bedroom	: 6½ x 15½
Tax ID#	: 80-12-035-025-00 (Keeler Twp)	Bath	: Master Full Tub
Lake Size	: 528 Acres	Bath	: Full Tub/shower
School District:	Dowagiac	Living Room	: Vaulted 19 x 24'
Roof	: Shingles 1998	Kit/Breakfast	: 10 x 18½
Elec Service	: 200 amp	Dining Room	: 14 ½ x 20'
Construction	: Frame	Family Room	: 13 x 18½
Heat	: HVAC nat. gas2007	Porch	: Enclosed 10 x 15½
Possession	: 40 Days after close	Fireplace	: Stone, gas log Separate wood burner
Water Heater	: 38 gal elec 2014	Deck	: 8 x 15'
Sewer	: Municipal, buyer assumes assessment*	Garages	: 2-Car attached 23 x 26' 1-Car detached 13½ x 20' 3-Car detached 26 x 35'
		Beach:	Sandy
		Street:	Paved public
		Siding:	Vinyl
		Walls:	Dry wall/hardwood
		Bsmnt:	Crawl space
		Water:	5" well/sub pump

REMARKS: SHOWN BY APPOINTMENT AT LEAST 24 HR NOTICE. Beautiful Sunsets! Some walls have native solid hardwood paneling of butternut, cherry, & walnut. INCLUDED: wood burner, pier w/supports, water softener, refrigerator, swim raft, storage box, all window treatments, porch swing, 2 kayaks, paddle boat, leaf blower, snow rake, 6 garden hoses, extra gutter covers, water skis, *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Another \$462 on tax bill for annual sewer prin/interest until paid in full; balance of approx. \$1,877+/- remaining.