



Jerdon Real Estate, Inc.

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PRICE: Was \$121,900 Now \$89,900.

LOCATION: BIG CROOKED LAKE CONDO (Single family detached)

Address : 67477 Victory Shore Drive, Dowagiac, MI 49047
Approx Sq Ft : 385' (O.D.)
Lot Size : Common Beachfront: 140' along lake; 180' on road by 93' deep. Backlot: 124 x 397'. *
Taxes : '07 \$676 (Non-Homestead) w/'07 SEV might be \$1,484 +/- (plus sewer**) Estimate not guaranteed*
Tax ID# : 80-12-200-010-00 (Keeler Twp.)
Lake Size : 110 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amp
Construction : Frame
Heat : 1 elec wall unit
Possession : At closing
Water Heater : 40 Gal electric
Sewer : Municipal, buyer assumes remainder**

Built : Unknown
1st Bedroom : 7 x 10'
Bath : Full Shower
Living Room : 9 x 15 1/2'
Kitchenette : 8 x 10'

Beach: Common Area;
Very Sandy
Street: Paved public
Siding: Vinyl
Walls: Paneled
Floors: Concrete Slab
Water: Well/pump

Neighborhood: Woodland Point

REMARKS: Included: Range, refrigerator, microwave oven, small TV & stand, double bed with springs/mattress, dresser, kitchen table w/4 chairs, drop leaf table, sofa, upholstered chair. Condo association fees: \$900./year. Beach area is common with other Woodland Point property owners. Has 14 units that share the beachfront & backlot. This condo is located on backlot with partial lake view & is a detached unit. **Sewer assessment of \$2,194 +/- paid at \$320 p/year over original 20 yr. bond & can be paid in full. *Jerdon cannot guarantee tax estimate but provides this to assist the buyer.



Condo is smaller building on right.



140' of common beach front.



Common areas in courtyard.

