



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

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PRICE: \$562,900

LOCATION:

INDIAN LAKEFRONT

Address : 33156 Hunt Drive, Dowagiac, MI 49047
Approx Sq Ft : 1,874 (O.D.) (Includes 730' in lower level= "LL")
Lot Size : 35' on lake, 40' on road by 119/120' deep
 Backlot: 40' on road by 50' deep
Taxes : '07 Taxes \$3,187 (Non-Homestead) w/'08 SEV
 might be \$6,776 +/- *Estimate only not guaranteed
Tax ID# : 14-130-031-108-00 (Silver Creek Twp)
 14-130-031-075-00
Lake Size : 500 Acres
School District: Dowagiac
Roof : 1998
Elec Service : 200 Amp
Construction : Frame
Heat : HVAC Propane gas 90% Efficiency
Possession : At closing, subject to tenants
Water Heater : 40 gal propane
Sewer : Municipal, buyer assumes assessment**

Beach: Very Sandy
Street: Private paved
Siding: Aluminum
Walls: Dry wall/panel
Bsmnt: Full Walkout

Built : Unknown
(3) Bedrooms : 10 x 13', 9 X 13', 8 ½ X 12'
(2) Baths : Full Tub/shower, Full Shower (LL)
Living Room : 15 x 17 ½'
(2) Kitchens : 11 x 12' (LL), Kit/Dine 9 ½ x 18 ½'
Family : 16 x 30 ½' (Lower Level)
Utility : 10 x 11' (Lower Level)
Screen Porch : 9 x 25' (Lower level)
Decks (2) : 13 x 24', 11 x 16'
Garage : 1 ½-Car attached 16 x 20'
Boat House : 11 x 25'
2nd Cottage : (on Back Lot) 33156½ Hunt Drive
SF, Elec, Heat : 513 (O.D.), 150 Amp, Elec. base
(2) Bedrooms : 7 ½ x 9', 8 x 8 ½'
Bath, Hot Wtr : Full Shower, Elec
Living Room : 9 ½ x 14 ½'
Kitchen : 9 x 10'

REMARKS: The best view on the lake! Back lot cottage offers additional parking & a nice guest cottage. A SCHEDULED APPOINTMENT MAY BE NEEDED WITH TENANT(S) SO PLEASE PHONE AHEAD. Directions: M-62 , turn North on "Old M62", Turn on Hunt Dr to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Buyer assumes \$1,300 sewer assessment.



Indian Lake ; Located on South shore & views Northerly.



Lakeside of Lakefront home.



2nd Cottage on back lot directly across the street.



Not a better lake view!



Lakeside deck.



View of Hunt Drive.



Living Room.

Main floor kitchen.



Lakeside screened porch.



Lower level 2nd kitchen.