



## Jerdon Real Estate, Inc.

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**PRICE: Was \$199,900 NOW \$179,900.**

### LOCATION:

### KELSEY LAKE

<b>Address</b>	: 23452 Lake Drive, Cassopolis, MI 49031	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,764 (882 SF on each level)	<b>1<sup>st</sup> Bedroom</b>	: 11 ½ x 11 ½'
<b>Lot Size</b>	: 44' wide, 50' on road by 89' deep	<b>2<sup>nd</sup> Bedroom</b>	: 10 ½ x 11 ½' (Lower Level)
<b>Taxes</b>	: '08 Taxes \$1,730 (Non-Homestead); w/'09 SEV might be \$1,921+/- Estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 8 x 11 ½' (Lower Level)
<b>Tax ID#</b>	: 14-040-159-003-00 (LaGrange Twp.)	<b>Bath</b>	: NEW Full Tub/Shower
<b>Lake Size</b>	: 80 Acres	<b>Bath</b>	: NEW Full Tub/Shower
<b>School District:</b>	Dowagiac	<b>Living Room</b>	: 14 x 19 ½'
<b>Elec Service</b>	: 200 Amp	<b>Kitchen/Din</b>	: NEW '07 9 x 19 ½'
<b>Construction</b>	: Frame	<b>Utility</b>	: 10 ½ x 11 ½'
<b>Heat</b>	: HVAC Electric Furnace	<b>Deck</b>	: 12 x 24'
<b>Possession</b>	: At closing	<b>Patio</b>	: 10 x 10'
<b>Water</b>	: NEW '07 5" Well/sub pump	<b>Shed</b>	: 8 x 8'
<b>Water Heater</b>	: NEW '07 50 Gal electric		
<b>Sewer</b>	: Septic type		

**REMARKS:** Remodeled with brand new rooms, baths, floors, windows, & much more. Wooded, quiet, & very low traffic area. Great fishing lake. Directions: Take Dutch Settlement Road East of Dowagiac, South on O'Keefe, R (W) on Kelsey Lake Street, R (N) on Point Road, L (W) on Lake Street to property. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

