



Jerdon Real Estate, Inc.

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PRICE: \$134,900

LOCATION:

CABLE LAKEFRONT LOT

- Address** : 32449 Wildwood Drive, Dowagiac, MI 49047
- Lot Size** : Lakefront (2) Lots totaling: 59' along lake, 90' along road by 97/111' deep. Back Lot: 40' on road , 50' across Back by 109/136' deep.
- Taxes** : \$2,530 (Non-homestead) w/2011 SEV might be \$2,495* +/- estimate only not guaranteed**. *Another \$92.68 appeared on tax bill for sewer assessment until paid in full. Remaining principle assessed for sewer approx. \$585.
- Tax ID #** : 14-130-227-011-11 (Silver Creek Twp)
- Lake Size** : 91 Acres, No watercraft engines allowed.
- School District:** Dowagiac
- Beach** : A little sand **Sewers:** Municipal available***
- Street** : Private, paved **GARAGE:** 18 x 20'
- Possession** : At closing

REMARKS: Great building site. Ease of building with municipal sewers. Back-lot for additional parking, storage, etc. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. ***Tap-in fee to be charged by Silver Creek Township plus monthly utility bill once connected. Contact Silver Creek Twp for current fees.

