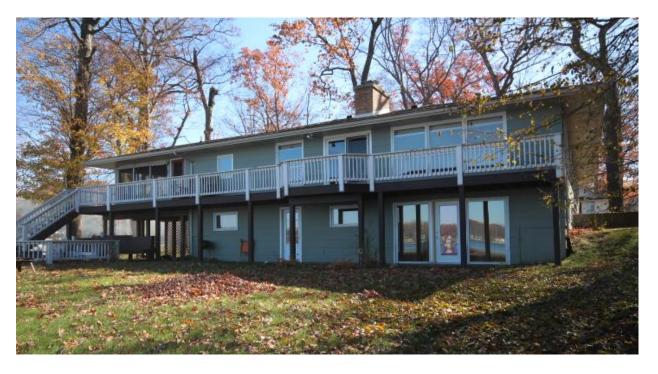


Jerdon Real Estate, Inc. 32502 M-62 West, Dowagiac, Michigan 49047 Phone (269) 782-4000 VISIT OUR WEBSITE <u>WWW.JERDON.NET</u>



PRICE: Was \$573,900. Now \$499,000

LOCATION:

DEWEY LAKEFRONT

Address	:	31978 Hucklebe	Built	:	Unknown	
Approx Sq Ft	:	3,371' (O.D.)(II	1 st Bedroom	:	Master 14 x 15'	
Lot Size(+/-)	:	100.9' along lal	2 nd Bedroom	:	12 x 14′	
Taxes	:	2013 \$8,329(N	3 rd Bedroom	:	10 x 14′	
		\$9,069+/- +se	4 th Bedroom	:	11 1/2 x 13 (Lower Level)	
Tax ID#	:	14-130-009-02	5 th Bedroom	:	11 ½ x 13 (Lower L.)	
Lake Size	:	223 Acres		Bath	:	Master Full Tub/shower
School Distric	t:	Dowagiac		Bath	:	Full Tub/Shower
Roof	:	2011 Shingles	Beach: Very sandy	Bath	:	Full Shower
Elec Service	:	200 amp	Street: Private gravel	Bath	:	Half (Lower L.)
Construction	:	Frame	Siding: Composite board	Kit/Dining	:	11½ x 23½
Heat	:	HVAC nat. gas	Walls: Dry wall	Kit/Dining	:	14 x 27½ (Lower L.)
Possession	:	At closing	Bsmnt: Full walkout	Living Room	:	15 x 20′
Water Heater	:	50 gal nat. gas	Water: Well & Pump	Family Room	:	15 x 20' (Lower L.)
Sewer	:	Municipal, buye	Porch	:	Screened 11 x 151/2'	
		-		Breezeway	:	10½ x 14' Utility: 5x6½

REMARKS: INCLUDED: All window treatments, all shower curtains, pier w/supports, all mirrors, all fireplace grates, screens, and tools, range, ref., dishwasher, washer, dryer, & micro wave. Great lake home with large family & entertaining opportunities. Sugar sand beach front with gradual taper into lake ideal for little swimmers! Large spacious site in width & depth. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$476 appeared on tax bill for sewer assessment until paid in full. Approx. \$1,897 prin. left.

Garage Deck

(2) Fireplaces : Brick, gas log & wood burning

: 6 1/2 x 67'

: 21/2 Car attached 22 x 28'

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)