



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



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

LOCATION:

DEWEY LAKEFRONT

Address	: 31978 Huckleberry Lane, Dowagiac MI 49047	Built	: Unknown
Approx Sq Ft	: 3,371' (O.D.)(Includes 1,658 SF in finished lower)	1st Bedroom	: Master 14 x 15'
Lot Size(+/-)	: 100.9' along lake, 98' along road by 250/264' deep.	2nd Bedroom	: 12 x 14'
Taxes	: 2013 \$8,329(Non-Homestead) w/2014 SEV might be \$9,069+/- +sewer*; estimate only not guaranteed*	3rd Bedroom	: 10 x 14'
Tax ID#	: 14-130-009-027-00 (Silver Creek Twp)	4th Bedroom	: 11 ½ x 13 (Lower Level)
Lake Size	: 223 Acres	5th Bedroom	: 11 ½ x 13 (Lower L.)
School District:	Dowagiac	Bath	: Master Full Tub/shower
Roof	: 2011 Shingles	Bath	: Full Tub/Shower
Elec Service	: 200 amp	Bath	: Full Shower
Construction	: Frame	Bath	: Half (Lower L.)
Heat	: HVAC nat. gas	Kit/Dining	: 11½ x 23½
Possession	: At closing	Kit/Dining	: 14 x 27½ (Lower L.)
Water Heater	: 50 gal nat. gas	Living Room	: 15 x 20'
Sewer	: Municipal, buyer assumes remainder assessment*	Family Room	: 15 x 20' (Lower L.)
		Porch	: Screened 11 x 15½'
		Breezeway	: 10½ x 14'
		(2)Fireplaces	: Brick, gas log & wood burning
		Garage	: 2½ Car attached 22 x 28'
		Deck	: 6 1/2 x 67'
		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.

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