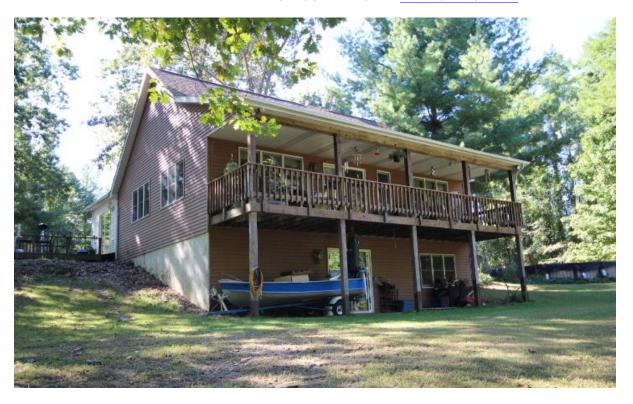


Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047 Phone (269) 782-4000 VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$279,900. NOW \$269,900.

LOCATION:

HOME ON CREEK, w/6 ACRES

Address	:	32566 Windy Acres, Dowagiac MI 49047
Approx Sq Ft	:	1,952 (O.D.)(Includes 550 SF in finished walkout)
Lot Size	:	6.3 +/- Acres; Approx. 353' along creek, by 726'
		(see survey)
Taxes	:	2014 \$1,687 (homestead) w/2015 SEV should be
		approx. the same. (see below)
Tax ID#	:	14-130-032-007-30 (Silver Creek Twp)
School Distric	t:	Dowagiac
Roof	:	NEW 2012 (house & garage)
Elec Service	:	200 & 100 amps Basement: Full walkout
Construction	:	Frame Street: Private gravel
Heat	:	HVAC geo-thermal* Siding: Vinyl
Possession	:	30 Days after close Walls: Dry wall
Water Heater	:	50 gallon elec Water: 5" sub well/pump
Sewer	:	Septic type

REMARKS: Beautiful flowing creek along entire North end of acreage, mature hardwood & pines, VERY PRIVATE & SCENIC, hardwood floors, vaulted great room, oak cabinets, Pella & Hurd windows, above ground pool, great for entertaining or relaxation. Woods and open area for large garden. *Also has wood burning boiler system for 2nd heating source w/boiler & wood shed. INCLUDED: range, ref., kitchen island, washer, dryer, window treatments, water softener, pool w/equipment. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: M-62 West, N. on Sink Rd, W. on Windy Acres, on right.

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