



## Jerdon Real Estate, Inc.

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

### LOCATION:

### HOME ON CREEK, w/6 ACRES

<b>Address</b>	: 32566 Windy Acres, Dowagiac MI 49047	<b>Built</b>	: 1991
<b>Approx Sq Ft</b>	: 1,952 (O.D.)(Includes 550 SF in finished walkout)	<b>1<sup>st</sup> Bedroom</b>	: 12 x 13'
<b>Lot Size</b>	: 6.3 +/- Acres; Approx. 353' along creek, by 726' (see survey)	<b>2<sup>nd</sup> Bedroom</b>	: 10 x 12'
<b>Taxes</b>	: 2014 \$1,687 (homestead) w/2015 SEV should be approx. the same. (see below)	<b>3<sup>rd</sup> Bedroom</b>	: 12 x 13' (2 <sup>nd</sup> level)
<b>Tax ID#</b>	: 14-130-032-007-30 (Silver Creek Twp)	<b>Bath</b>	: Full Tub/shower
<b>School District:</b>	Dowagiac	<b>Bath</b>	: Full Tub/shower (2 <sup>nd</sup> Level)
<b>Roof</b>	: NEW 2012 (house & garage)	<b>LivRm/Kit</b>	: 18 x 27' (Vaulted ceiling)
<b>Elec Service</b>	: 200 & 100 amps	<b>Sun Room</b>	: 13 1/2 x 17' (vaulted ceiling)
<b>Construction</b>	: Frame	<b>Den</b>	: 11 x 13' (Walkout)
<b>Heat</b>	: HVAC geo-thermal*	<b>Family Room</b>	: 19 x 26' (Walkout)
<b>Possession</b>	: 30 Days after close	<b>Roofed Deck</b>	: 8 x 39'
<b>Water Heater</b>	: 50 gallon elec	<b>Garage</b>	: 2-Car detached 24 x 24'
<b>Sewer</b>	: Septic type	<b>Pole Barn</b>	: 32 x 40' (Built in 1997)
		<b>Pool</b>	: Above ground 24 x 24'
		<b>More decks</b>	: 12 x 16', 12 x 14'

**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 2<sup>nd</sup> 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.