



Jerdon Real Estate, Inc.

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PRICE: \$359,900.

LOCATION:

INDIAN LAKEFRONT

Address : 33156 Hunt Drive, Dowagiac MI 49047
Approx Sq Ft : 1,874(O.D.)(Includes 730' SF in finished walkout)
Lot Size : 35' on lake, 40' on road by 179' deep. Back-lot 40' on road by 50' deep. All aprox.
Taxes : 2015 \$3,927.35 (Non-Homestead) w/2016 SEV might be \$6,505+/- estimate only not guaranteed*
Tax ID# : 14-130-031-108-00 & 14-130-031-075-00
Lake Size : 500 acres
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC propane
Possession : Subject to tenants
Water Heater : 40 gal propane
Sewer : Municipal

Beach: Very sandy
Street: Paved private
Siding: Alumn
Walls: Dry wall/panel
Bsmnt: Full walkout
Water: Needs new well

Built : Unknown
1st Bedroom : 10 x 13'
2nd Bedroom : 9 x 13'
3rd Bedroom : 8 ½ x 13'
Bath : Full Tub/ shower
Bath : Full shower Lower Level
Living Room : 15 x 17 ½
Kit/Dining : 9½ x 18½
Kitchen : 11 x 12 Lower Level
Family Room : 16 x 30½ Lower Level
Utility : 10 x 11' Porch: 9x25'
Beach-House : 10x24 **Decks:** 12x33, 13x25'
Garage : 1 ½ Car attached 16 x 20'

2ND HOUSE: 459 SF, 2 BRs: 7½x12, 7½x8½, Full Tub/shower bath, Liv Rm 9x15, Kit/Dining 10x10½, 150 Amps, Elec baseboard heat,

REMARKS: INCLUDED: 2 refrigerators, 2 ranges, water softener, window treatments, pier. Great view from lakefront house, back lot house ideal for guest cottage or rental. Water supplied by well not located on this property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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