



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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MYSTATEMLS MLS #11736225



PRICE: \$1,265,000.

LOCATION:

MAGICIAN LAKEFRONT

Address : 50575 W. Lakeshore Drive, Dowagiac MI 49047
Approx Sq Ft : 2,885' (O.D.)(Main floor contains 1,506')
Lot Size : (2) Lots totaling 100' on Lk & Rd by 188/222' deep.
Taxes : 2025 \$8,411 (Homestead)
Tax ID# : 14-130-190-012-01 (Silver Creek Twp)
Lake Size : 529 Acres
School District: Dowagiac
Roof : Shingles (2015)
Elec Service : 200 amp
Construction : Frame
Heat : (2023) HVAC nat gas
Possession : 30 days after closing
Water Heater : 50 gal elec
Sewer : Municipal

Beach: Very sandy
Street: Paved public
Siding: Brick/Vinyl
Walls: Dry Wall/Panel
Bsmnt: Walkout
Water: Well/jet pump

Approx. Built : Estimated 1960s +/-
1st Bedroom : 11 ½ x 12'
2nd Bedroom : 11 x 12'
3rd Bedroom : 9 x 10 ½'
Bath : Full Tub/shower
Bath : Full Shower (Lower Level)
Living Room : Vaulted 16½ x 29½
Kit/wet bar : 11 x 19½
Foyer : 5 x 7½'
Kit/Dining : 19 ½ x 29' (Lower Level)
Family Rm : 19 x 22½ (Lower Level)
(2) Fireplaces : Both brick w/gas logs
Deck : Lakeside 17 x 27'
Garage : 1-Car detached 13 x 20'
Porch : Covered 7½ x 17½

REMARKS: Large permanent pier, Honeywell whole-house generator serviced in 2025. Lines drawn on aerial photos are approximates, do not represent property lines, is not a survey. Quoted property taxes are not an indication of future taxes based on homestead status & uncapping of taxable value. **INCLUDED:** main floor appliances & built in appliances, lower level ref., range, & dishwasher (but not stainless ref.) generator, shed, pier, all window treatments, raft, paddle boat, dishwasher, 6 bar stools, 4 roll away beds w/mattresses, outside bell, toddler swing, tree swing. SF is outside dimensions. Shown by appointment only. Please do not enter property.