



Jerdon Real Estate, Inc.

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PRICE: Was \$334,900 NOW \$269,900.

LOCATION:

LITTLE CROOKED LAKEFRONT

Address : 95631 County Road 690, Dowagiac, MI 49047
Approx Sq Ft : 1,230 (O.D.)
Lot Size : 40' on lake & road by 116' deep
Taxes : '07 \$4,182 (Non-Homestead) w/'08 SEV might be \$4,944 +/- Estimate only not guaranteed*
Tax ID# : 80-12-031-016-00 (Keeler Twp.)
Lake Size : 103 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : NEW '06 200 Amp
Construction : Frame
Heat : NEW '06 CFA Nat gas
Possession : At closing
Water Heater : NEW '06 50 Gal elec
Sewer : Municipal – Assessment paid

Built : Unknown
1st Bedroom : 12 x 15' (2nd Level)
2nd Bedroom : 11 x 12'
3rd Bedroom : 7 x 12' (2nd Level)
Bath : Full Tub/Shower (2nd Level)
Bath : NEW Full Shower
Living Room : 11 x 15'
Family Room : 11 x 15'
Kitchen/Dine : 11 x 21'
Patio : NEW 10 x 21'

Beach: Very Sandy
Street: Paved public
Siding: Wood & slate-like
Walls: Dry wall
Bsmnt: Crawl space
Water: 5" Well/sub-pump

REMARKS: NEW '06: Wood laminate flooring, patio with pavers & brick, full bath, some dry wall, electrical, washer, dryer, tile floor, wet bar, water heater and hi-efficiency furnace. Directions: Napier Ave East becomes M-152, turn right or S. on CR 690 to property on Left. *Jerdon cannot guarantee tax estimate but does so to better assist the purchaser.

