



Jerdon Real Estate, Inc.

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PRICE: Was \$695,000 NOW \$499,900.

LOCATION:

MAGICIAN LAKEFRONT

Address	: 50021 West Lakeshore, Dowagiac, MI 49047	Built	: Unknown
Approx Sq Ft	: 1,586 (Includes 735' in walkout)	1st Bedroom	: 12 ½ x 15 ½'
Lot Size	: 60' on lake, 79' on road by 140/149' deep. Back lot 50' by 256/298' deep	2nd Bedroom	: 11 ½ x 11 ½'
Taxes	: '09 Taxes \$8,407(Non-Homestead); w/'10 SEV might be \$9,297+/- +Sewer; Estimate only not guaranteed*	3rd Bedroom	: 8 x 19 ½'
Tax ID#	: 14-130-185-050-00 14-130-155-063-00 (Silver Crk)	Bath	: Full Tub/shower
Lake Size	: 528 Acres	Bath	: Full Tub/shower (Lower Level)
School District	: Dowagiac	Bath	: Half
Roof	: Shingles	Living Room	: 15 x 18'
Elec Service	: 200 Amp	Kitchen	: 14 x 21'
Construction	: Frame	Utility	: 6 ½ x 7'
Heat	: HVAC Natural gas	Fireplace	: Stone, Wood-burning
Possession	: At close	Porch	: 14 x 23'
Sewer	: Municipal **Buyer assumes assessment	Deck	: 4 x 21'
		(2) Patios	: 18 x 25'
		Garage	: Pole Building 24 x 45'
		Neighborhood	: Oaklands

REMARKS: Perfect location with over a mile view of the lake & all 3 islands. Beautiful yard & lakeside patio area. Included: Range, 2 refs., dishwasher, microwave, 4 bar chairs, din table w/6 chairs, white stand, couch, 2 coffee tables, secretary, 2 blue chairs, 4 lamp tables, 4 table lamps, wicker couch, fireplace grate/screen, entertainment center, white bench, chest of drawers, queen, king, 2 twin, & bunk beds all w/springs/mattresses, pier w/supports, 4 stack chairs, iron/wood bench, blue urn, glass top table, 2 vinyl chairs w/2 ottomans, hose & cart, hot tub, deck table w/6 matching chairs. **Another \$645 appeared on tax bill for sewer assessment until paid in full w/principle remaining of \$4,015 +/- +Interest. *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)