



## Jerdon Real Estate, Inc.

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**PRICE: Was \$299,900 NOW \$249,900.**

### LOCATION:

### INDIAN LAKEFRONT

<b>Address</b>	: 33104 Hunt Drive, Dowagiac, MI 49047	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,806' (O.D.)(1,230 SF main floor)	<b>1<sup>st</sup> Bedroom</b>	: 10 x 23'
<b>Lot Size</b>	: Approx. 96.7' along lake, approx. 30' along road frontage by 194/237' deep	<b>2<sup>nd</sup> Bedroom</b>	: 10 x 12' (2 <sup>nd</sup> Level)
<b>Taxes</b>	: 2010 \$2,280 (Non-Homestead) w/'11 SEV might be \$6,300+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 8½ x 10' (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 14-130-031-068-00 (Silver Creek Twp)	<b>4<sup>th</sup> Bedroom</b>	: 9 x 10½' (2 <sup>nd</sup> Level)
<b>Lake Size</b>	: 500 Acres	<b>5<sup>th</sup> Bedroom</b>	: 9½ x 12' (2 <sup>nd</sup> Level)
<b>School District:</b>	Dowagiac	<b>Bath</b>	: Full tub/shower
<b>Roof</b>	: Shingles	<b>Bath</b>	: Full tub/shower
<b>Elec Service</b>	: 100 amp	<b>Living Room</b>	: 13 x 21'
<b>Construction</b>	: Frame	<b>Kitchen/Din</b>	: 9 x 13½'
<b>Heat</b>	: CFA propane gas	<b>Enclosed</b>	: Lakeside 10 x 19'
<b>Possession</b>	: At closing	<b>Porches:</b>	: Roadside 9 x 22'
<b>Water Heater</b>	: 40 gal elec	<b>Fireplace</b>	: Brick wood burning
<b>Sewer</b>	: Municipal	<b>Deck</b>	: 12 x 20'
	<b>Beach:</b> Very sandy		
	<b>Street:</b> Private gravel		
	<b>Siding:</b> Wood		
	<b>Walls:</b> Dry wall/panel		
	<b>Bsmnt:</b> Crawl space		
	<b>Water:</b> Well/pump		

**REMARKS:** ONE OF THE BEST VIEWS ON THE LAKE! Large frontage, house needs "TLC". If torn down site ideal for walkout lower level. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: range, ref., 3 twin, 3 double beds all w/springs/mattresses, 5 chests of drawers, dresser, 3 dining tables, 17 chairs, 5 wood arm chairs, desk, couch, wicker of love seat, 3 arm chairs, & 2 coffee tables, 4 lamp tables, large wall mirror, wood chest, fireplace screen & accessories, 5 folding chairs, all window treatments. DIRECTIONS: M-62, N on Indian Lk Rd past Irish-Spartan Pub, take first left.

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