



Jerdon Real Estate, Inc.

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PRICE: \$169,900.

LOCATION:

KELSEY LAKEFRONT

Address : 23668 Lake Drive, Cassopolis MI 49031
Approx Sq Ft : 1,403' (O.D.)(Includes 502 SF in Lower level)
Lot Size : 76' Along lake and road by 149' deep.
Taxes : 2014 \$2,575 (Non-Homestead) w/2015 SEV might
 Be **\$1,578+/-** (Not a typo!) estimate only*
Tax ID# : 14-040-002-020-00 (LaGrange Twp)
Lake Size : 80 Acres (smaller engine)
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amp
Construction : Frame
Heat : HVAC propane
Possession : At closing
Water Heater : 40 gal gas
Sewer : Septic type

Beach: Some sand
Street: Private gravel
Siding: Vinyl
Walls: Panel
Bsmnt: Partial, Walkout
Water: Well/pump

Built : Unknown
1st Bedroom : 12 x 12½'
Bath : Full Tub
Bath : Full Shower (Lower Level)
Living Room : 16 x 16½'
Kit/Dining : 11 x 17'
Family Rm : 15 x 18' (Lower level)
Porch : Enclosed 6 x 15½'
Garage : 1-Car attached, 11½ x 22'
Deck : 16 x 20'

REMARKS: FAMILY ROOM USED FOR ADDITIONAL SLEEPING SPACE IN LOWER LEVEL. REASONABLE PROPERTY TAXES STARTING FOR 2015!!!! INCLUDED: Range, ref., micro wave, 3 recliners, bed w/springs & mattresses, 2 ottomans, entertainment center, 2 TV sets, 2 dressers, dining table w/6 chairs, gray table, 2 bar stools, lister table w/4 chairs, 3 end tables, all window treatments, deck table w/4 chairs, gas grill, 2 outdoor chairs, pier w/supports, lawn mower. *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)