



Jerdon Real Estate, Inc.

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PRICE: \$725,000.

LOCATION:

MAGICIAN LAKEFRONT

Address	: 31538 South Lakeshore Drive, Dowagiac, MI 49047	Built	: Unknown
Approx Sq Ft	: 3,000 (O.D.)	1st Bedroom	: 14 x 15'
Lot Size	: 52' on Lake, 59' on road by 137/144' deep. Back lot 4.89 Acres; 541' wide by 477' deep w/irregular lines.	2nd Bedroom	: 14 x 15'
Taxes	: '09 \$8,564. (Non-Homestead) + sewer* w/'10 SEV Might be \$9,125 + sewer; estimate not guaranteed*	3rd Bedroom	: 8 ½ x 9'
Tax ID#	: 14-130-355-003-00 and 14-130-004-042-01 (Silver Creek Twp.)	4th Bedroom	: 7 x 10' (Lower Level)
Lake Size	: 528 Acres	5th Bedroom	: 19 x 24' L-shaped
School District:	Dowagiac	6th Bedroom	: 11 x 12'
Roof	: Shingles	Bath	: Full Tub/shower
Elec Service	: (2) 200 Amp services	Bath	: Full Tub/shower (Lower Level)
Construction	: Frame	Bath	: Full Shower
Heat	: (2) HVAC Natural gas	Kit/Din/Liv	: 15 x 29'
Possession	: At close subject to tenants	Living Room	: 10 ½ x 24'
Water Heater	: (2) 48 & 40 Gal gas NEW '06	Kitchen/Din	: 9 x 17'
Sewer	: Municipal, buyer assumes assessment	Entry (2)	: 9 x 11'; 9 x 11'
		Decks (3)	: 14 x 32'; 11 x 12'; 6 x 12'
		Fireplace	: Wood burning; Chimney needs repair
		Neighborhood:	Next to Currans Beach Sub.

REMARKS: RARE OPPORTUNITY TO GET NEARLY 5 ACRES W/MAGICIAN LAKEFRONT PROPERTY! Directions: M-152, North of Maple Island Rd., Left on Lakeshore to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$812+/- on tax bill for sewer assessment until paid; can be paid in full anytime w/\$5,278+/- remaining on principle.

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