



Jerdon Real Estate, Inc.

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PRICE: Was \$89,900 NOW \$63,900 (Cash deal)

LOCATION:

LITTLE TWIN LAKEFRONT

Address	: Ridge Road, Dowagiac, MI 49047	Built	: Unknown
Approx Sq Ft	: 669' (O.D.)	1st Bedroom	: 8 x 12'
Lot Size	: (4) Lots totaling 50' along lake & road by 200' deep.	2nd Bedroom	: 8 x 8 1/2'
Taxes	: 2010 \$959 (Non-Homestead) w/'11 SEV might be \$1,175 +/- estimate only not guaranteed*	Bath	: Full shower
Tax ID#	: 14-150-129-012-00 (Wayne Township)	Living/Din	: 10 1/2 x 21 1/2'
Lake Size	: 43 Acres	Kitchen	: 6 x 5 1/2'
School District:	Dowagiac	Porch	: Enclosed 7 x 15'
Roof	: NEW '10 shingles	Beach:	Sandy
Elec Service	: 60 amp fuses	Street:	Public paved
Construction	: Frame/kit	Siding:	Asphalt shingle
Heat	: None	Walls:	panel
Possession	: At closing	Bsmnt:	Crawl space
Water Heater	: 10 gal elec.	Water:	Needs replacement
Sewer	: Septic type		

REMARKS: "Handy-Man" special with great location & view of the lake along the East shore. Many new windows & slider. Good starter cottage on this emerald colored lake! INCLUDED: range, ref., corner cabinet, eating table w/3 chairs, sleeper sofa, 3 end tables, hutch, grill, 2 dressers, 2 wicker chairs, upholstered chair, bed w/springs & mattresses. *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)

