



Jerdon Real Estate, Inc.

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PRICE: \$449,000.

LOCATION:

MAGICIAN LAKEFRONT

Address : 50198 East Lakeshore, Dowagiac MI 49047
Approx Sq Ft : 1,152' (O.D.)
Lot Size : 41' on lake, 99' on road by 157/161' deep.
Taxes : 2014 \$4,214 (Non-Homestead) w/2015 SEV might
 Be \$7,593 +/- estimate only not guaranteed
 (+sewer)**
Tax ID# : 14-130-305-017-00 (Silver Creek Twp)
Lake Size : 528 Acres
School District: Dowagiac
Roof : NEW 2012
Elec Service : 200 Amp
Construction : Frame
Heat : Baseboard elec.
Possession : At closing
Water Heater : 42 gal elec
Sewer : Municipal, buyer assumes remainder**

Built : 1972 +/-
1st Bedroom : 9½ x 10'
2nd Bedroom : 9½ x 10'
3rd Bedroom : 9 x 9½'
4th Bedroom : 9 x 9½'
Bath : Full Tub/shower
Bath : Half
Living/Dining : 16 x 23'
Kitchen : 9 x 9½'
Decks : 6 x 34, 7 x 17
Fireplace : Brick wood burning
Garage : 2-Car detached 20 x 22'

Beach: Sandy
Street: Paved public
Siding: Wood
Walls: Panel
Bsmnt: Crawl space
Water: Well/jet pump

REMARKS: INCLUDED: range, ref., micro wave, TV set/stand, 3 arm chairs, din table w/4 chairs, china cabinet, 6 table lamps, 7 end tables, 2 trundle & 3 twin beds all w/springs & mattresses, 4 chests of drawers, 4 mirrors, all blinds, drapes in living room only, pier w/supports, 1983 pontoon boat, canoe. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Another \$440.31 on tax bill for remaining sewer prin/interest until paid in full. Principle of approx \$1,898+/-

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