



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: Was \$54,900. NOW \$49,900.

LOCATION:

CABLE LAKE ACCESS

Address : 32080 Sunrise (Wildwood), Dowagiac, MI 49047
Approx Sq Ft : 1,558' (2nd Level 533 SF)
Lot Size : 100' on road by 158' deep. Another Lot 40 x 120'
Taxes : 2012 \$1,397 (Non-homestead) w/'13 SEV might be \$1,020+/- estimate only not guaranteed*
Tax ID# : 1413000500510 & 1413022400900(SilverCreek Twp)
Lake Size : 91 Acres
School District: Dowagiac
Roof : Needs replacement
Elec Service : 200 amp
Construction : Frame
Heat : Forced air nat gas
Possession : At closing
Water Heater : 20 gal elec
Sewer : Municipal, buyer assumes remainder*

Built : 1982 +/- (Estimate)
1st Bedroom : 10 x 12'
2nd Bedroom : 15 x 19' (2nd Level)
3rd Bedroom : 15 x 19' (2nd Level)
Bath : Full tub/shower
Bath :
Liv/Kit/Din : 19 x 24'
Porch : Screen 21 x 22'

Beach: Sandy
Street: Paved public
Siding: Wood
Walls: Dry wall
Bsmnt: None , slab
Water: Well/pump

Neighborhood: Wildwood

REMARKS: INCLUDED: range, ref., toaster, din table w/4chairs, TV, couch, chair, 3 table lamps, dresser, 3 twin, double, & 2 queen beds all w/springs/mattresses, 2 grills. **DIRECTIONS:** Take M-152, turn at Wildwood Sign (Sunrise) to property. *Buyer assumes remaining sewer assessment; Another \$525 appeared on tax bill for annual prin/interest payment until paid in full. Remaining principle balance of \$3,040+/- . *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)