



Jerdon Real Estate, Inc.

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PRICE: Was \$79,900. NOW \$69,900.

LOCATION:

MAGICIAN LAKE ACCESS

Address : 95520 Magician Lake Dr., Dowagiac MI 49047
Approx Sq Ft : 994'(O.D.) Has another 464 SF in finished basement
Lot Size : Irregular shaped: 22' along road, 126' across back, by 116/163' deep.
Taxes : 2012 \$2,218 (Non-Homestead) w/2013 SEV might Be \$2,320 +/- estimate only not guaranteed*
Tax ID# : 80-12-125-061-00 (Keeler Twp, Van Buren County) 80-12-125-065-00
Lake Size : 528 Acres
School District: Dowagiac
Roof : 2003 Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC electric
Possession : At close
Water Heater : 30 gal elec
Sewer : Septic type

Beach: Nearby accesses
Street: Public paved
Siding: Vinyl
Walls: Dry wall
Bsmnt: 80% finished
Water: Well/jet pump

Built : Unknown
1st Bedroom : 13 ½ x 17 ½
2nd Bedroom : 9 ½ x 17'
Bath : Full Tub/shower
Living Room : 11 x 23'
Kit/Dining : 11 x 13'
Rec Room : 15½x25 + 7x11' (Basement)
Fireplace : Brick wood burning
Beach House : 10 x 16'
Shed : 8 x 10'

REMARKS: INCLUDED: range, ref., micro wave, double & 2 twin beds all w/springs & mattresses, kit table w/5 chairs, hutch, 2 couches, recliner, coffee table, lamps, 4 chests of drawers, fireplace screen, gate, accessories, picnic table, outdoor table w/4 chairs, umbrella, stereo, grill, lawn mower, dining table & 8 chairs in beach house. *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)