



## Jerdon Real Estate, Inc.

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**PRICE: \$134,900.**

### LOCATION:

### CABLE LAKE ACCESS

**Address** : 50255 Cable Lakeview, Dowagiac, MI 49047  
**Approx Sq Ft** : 874' (O.D.)  
**Lot Size** : (3) Lots totaling 126' on road, 130' across back, by 95/100' deep  
**Taxes** : 2013 \$1,520 (Non-Homestead) w/2014 SEV might Be \$1,546 +/- estimate only NOT guaranteed  
**Tax ID#** : 14-130-223-027-00 (Silver Creek Twp.)  
**Lake Size** : 91 acres (no engines)  
**School District:** Dowagiac  
**Roof** : Shingles (2007)  
**Elec Service** : 100 AMP  
**Construction** : Frame  
**Heat** : HVAC Nat gas (2010)  
**Possession** : At closing  
**Water Heater** : 70 Gal Gas  
**Sewer** : Septic type

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 9 x 10'  
**2<sup>nd</sup> Bedroom** : 9 x 10'  
**Bath** : Full shower  
**Bath** : Half  
**Living Room** : 11 ½ x 15 ½'  
**Kitchen** : 11 x 12'  
**Dining** : 12 x 15'  
**Fireplace** : Stone, gas log  
**Garage** : 2-Car detached, 24x24'  
**Porch** : Screened 16x23 + hot tub

**Beach:** Sandy access  
**Street:** Gravel private  
**Siding:** Aluminum  
**Walls:** Pine/painted panel  
**Bsmnt:** Full Michigan type  
**Water:** Well/pump

**REMARKS: INCLUDED:** Range, refrigerator, washer, dryer, hot tub. Located in private Wildwood Subdivision. Join Wildwood Association for \$125 per yr & use the sandy beach front just 100 ft away which includes picnic area, pavilion & beautiful beach & swimming area. Cable Lake is a no engine lake ideal for swimming, fishing, kayaking, & sailing. \*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)