



Jerdon Real Estate, Inc.

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MYSTATEMLS



**PRICE: \$98,900.**

**LOCATION:**

**MIDDLE CROSSING Rd., Dowagiac, MI**

**Address** : 28696 Middle Crossing Rd., Dowagiac MI 49047  
**Approx Sq Ft** : 1,610(O.D.)  
**Lot Size** : (2) Parcels: totaling 109' on Middle Crossing & 109' on Wilson Dr by 325' deep. 0.81 +/- Acre  
**Taxes** : 2017 \$1,162 (Homestead) w/2017 SEV might be \$1,278+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-036-021-00 & 14-130-320-009-00  
**Municipality** : Silver Creek Twp  
**School District:** Dowagiac  
**Roof** : 2002 Shingles  
**Elec Service** : NEW 2016 200 amp  
**Construction** : Block  
**Heat** : NEW 2016 HVAC natural gas  
**Possession** : At closing  
**Water Heater** : 50 gal Elec NEW 2016  
**Sewer** : Septic type

**Built** : 1950  
**1<sup>st</sup> Bedroom** : 12 x 13'  
**2<sup>nd</sup> Bedroom** : 11 x 12'  
**Bath** : Full Tub/shower  
**Living Room** : 12½ x 25½  
**Kit/Dining** : 11½ x 13'  
**Breezeway** : 13 x 16'  
**Utility** : 7 x 8 NEW 2016  
**Fireplace** : Wood burning, Limestone  
**Garage** : 2-Car attached 22 x 28'  
**Shed** : 2-Story; 13 x 18'

**REMARKS: Excellent condition; newly painted interior & exterior & many NEW upgrades including water heater, HVAC, elec service, etc.** . Included: range, ref., washer, dryer, micro wave, kitchen table, dining table w/6 chairs, couch, love seat, recliner, queen bed, twin bed all with springs & mattresses, dresser, TV set/stand, 2 end tables, 2 console tables, 5 table lamps, floor lamp, all window treatments, 2 story shed. \*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)