



Jerdon Real Estate, Inc.

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PRICE: Was \$119,900 NOW \$110,000.

LOCATION:

BIG TWIN LAKE ACCESS

Address : 25212 Marquette Road, Dowagiac, MI 49047
Approx Sq Ft : 1,440 (O.D.)
Lot Size : (9) Lots; 175' on Marquette, 200' deep plus 75' on Lindbergh
Taxes : '07 Taxes \$913 (Non-Homestead) w/'08 SEV might be \$1,986+/- *Estimate only not guaranteed

Tax ID# : 14-150-226-009-01 (Wayne Twp.)
Lake Size : 63 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amp
Construction : Modular
Heat : HVAC Natural gas
Possession : 10 Days after close
Water Heater : 40 Gal gas
Sewer : Septic type

Street: Paved public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: 4" Sub/pump

Built : 1991
1st Bedroom : 11 x 14 ½'
2nd Bedroom : 10 x 12'
3rd Bedroom : 10 x 11'
Bath : Full Tub/shower
Living/Dine : 18 x 24'
Kitchen : 9 x 16'
Utility : 6 ½ x 20'
Entry : 7 x 15'
Patio : 8 x 24'
Deck : 8 x 21'
Garage : 2-Car detached 24 x 32'

Neighborhood: Twin Lakes

REMARKS: Located just a short walk to the lake. 9 Lots make this a spacious setting. Included: Range, refrigerator, washer, dryer, window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Even though current owner owns this as a homestead, the lower homestead exemption was not filed. Taxes estimated above are for NON-homestead only which will be higher than if the new owner qualifies for homestead.

