



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: Was \$506,000 NOW \$449,000.**

### LOCATION:

### MAGICIAN LAKEFRONT

**Address** : 31464 Maple Island Road, Dowagiac, MI 49047  
**Approx Sq Ft** : 1,713 (O.D.)  
**Lot Size** : 58' on lake, 59' on road by 145' deep  
**Taxes** : '08 Taxes \$6,295 + Sewer\*\* (Non-Homestead)  
w/'09 SEV might be \$7,295 + Sewer \*Estimate only  
not guaranteed  
**Tax ID#** : 14-130-165-002-01 (Silver Creek Twp.)  
**Lake Size** : 528 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 125 Amp  
**Construction** : Frame  
**Possession** : At closing  
**Heat** : NEW'06 HVAC Nat gas  
**Water Heater** : NEW '06 50 Gal elec  
**Sewer** : Buyer assumes sewer assessment\*\*

**Built** : Rebuilt 2006  
**1<sup>st</sup> Bedroom** : 12 x 13' (2<sup>nd</sup> Level)  
**2<sup>nd</sup> Bedroom** : 8 x 19' (2<sup>nd</sup> Level)  
**Bath** : Full Tub/Shower  
**Bath** : Full Tub/Shower (2<sup>nd</sup> Level)  
**Living Room** : 15 x 16'  
**Kitchen** : 11 x 14'  
**Dine** : 12 x 12'  
**Utility** : 7 x 11'  
**Family Room** : 9 x 25'  
**Porch** : 12 x 20' Enclosed Front  
**Fireplace** : Stone, wood-burning  
**Shed** : 12 x 20'

**Neighborhood:** Maple Island

**REMARKS:** "Maple Island" has a bridge and car access to "Island." Included: Range refrigerator, water softener, pier w/pier supports. \*\*Sewer assessment remains which can be paid in full anytime, about \$3,959. Another \$609.25 prin/interest payment appears on tax bill until paid in full. Directions: M-152, N. on Maple Island Road to property. \*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)

