



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$349,900 NOW \$259,900.

LOCATION:

CABLE LAKEFRONT

Address	: 32686 Cable Parkway, Dowagiac, MI 49047	Built	: 1977
Approx Sq Ft	: 1,707' (includes 507 SF in finished lower level)	1st Bedroom	: 12 x 13'
Lot Size	: (3) Lots total; 48' on lake, 63' on rd by 115/125' deep. (2) backlots total 90' x 187/194' deep.	2nd Bedroom	: 12 x 13'
Taxes	: '09 Taxes \$2,027(Homestead) plus sewer***; w/'10 SEV might be \$2,984 OR \$5,396 Non-Homestead plus sewer.	Bath	: Full Shower
Tax ID#	: 14-130-120-022-00 14-130-121-045-00 (Silver Creek Twp)	Bath	: Full Tub only
Lake Size	: 91 Acres	Living Room	: 13 x 21'
School District:	Dowagiac	Kitchen/Dine	: 15½ x 16½'
Roof	: Shingles	Family Room	: 17 ½ x 29' (Lower Level)
Elec Service	: 200 Amp	Fireplace	: (2) Brick wood burning; Wood burner (Lower level)
Construction	: Frame	Deck	: 7 ½ x 34'
Sewer	: Municipal **See below	Garage	: 2-Car detached 24 x 24'
Possession	: At closing	(2) Sheds	: 8 x 14'; 14 x 26'
Heat	: NEW '03 HVAC Hi-eff Natural gas	Water Heater:	NEW '02 50 Gal elec
Beach:	Some Sand	Neighborhood:	Cable Parkway
Street:	Paved Public		
Siding:	Wood		
Walls:	Plaster		
Bsmnt:	Full Walkout		
Water:	Well/Jet pump		

REMARKS: Great location on the cleanest & quietest lake in this area. No engine lake ideal for fishing, swimming, kayaking, canoeing, & sailing. Dead-end, quiet street location. Well maintained throughout. Included: din table w/6 chrs, China cabinet & buffet, microwave, 2 ranges, ref., 2 freezers, dishwasher, washer/dryer, water softener, coffeemaker, all window treatments, fireplace grate, tools, screen, 2 queen beds w/springs/mattresses, rocking chair, deck w/chair, wood burner, pier w/supports, row boat, 4 bar stools, 2 eating tables w/ 8 chrs, all porch furniture, 2 sheds, 6 table lamps, 4 chest of drawers, 2 dressers w/mirrors, 2 night stands. Mirror Bar NOT included. Directions: M-152 to Garrett Rd, R. on Dixon, R. on Cable Pkwy, L. at lake to property. ***Another \$688 for sewer prin/int. appeared on '08 tax bill. Total sewer prin. remaining \$4,472 which can be paid in full anytime. **Buyer assumes assessment. *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)

