



Jerdon Real Estate, Inc.

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PRICE: Was \$157,900. NOW \$139,900.

LOCATION:

LITTLE SMITH LAKEFRONT

Address : 58476 Little Smith Lake Drive, Dowagiac, MI
Approx Sq Ft : 1,446 (224 SF 2nd Level)
Lot Size : 40' on lake & road by 144' deep.
Taxes : 2013 \$1,331(Homestead) w/'14 SEV might be \$1,250 OR \$2,197 (Non-Homestd) estimate only not guaranteed*
Tax ID# : 14-110-018-299-20 (Pokagon Twp)
Lake Size : 65 Acres (& connects to Big Smith 125 Acres)
School District: Dowagiac
Roof : 2004
Elec Service : 200 amp
Construction : Frame
Heat : See below
Possession : At closing
Water Heater : 30 gal elec
Sewer : Septic type

Beach: Some sand
Street: Private gravel
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: 4" well/pump

Built : Unknown, remodeled 1991
1st Bedroom : 11 ½ x 16'
2nd Bedroom : 12 x 32' (2nd level)**
Bath : Full shower
Living Room : 14 x 21'
Kitchen/Dine : 11 ½ x 13 ½'
Sun Room : 14 x 20' NEW in 2000
Fireplace : Gas log (NEW 2013)
Shed : 10 x 20'

REMARKS: The lakeside Sun Room makes this an ideal get-a-way cottage! WALK-IN CONDITION!! NEW fireplace & plumbing in last 2 years. 3 HEAT SOURCES: Most of the house has electric baseboard & in 2013 installed a "mini-split" Mitsubishi heat & AC unit in Sun room, & a free standing gas log unit in living area. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Upstairs bedroom could be petitioned in half making 3 bedrooms total.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)