



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$337,500. NOW \$327,500.

LOCATION :

BIG TWIN LAKEFRONT

Address : 52512 Twin Lake View, Dowagiac, MI 49047	Built : 2006
Apprx Sq Ft : 1,382' (O.D.)	1st Bedroom : Master 13 x 15 ½'
Lot Size : 30' on lake, 98' on road by 115' deep.	2nd Bedroom : 10 x 12 ½'
Taxes : '08 \$3,176 (non-Homestead) w/'09 SEV might be \$3,932+/- not guaranteed*	3rd Bedroom : 10 x 12 ½'
Tax ID# : 14-150-153-001-00 (Wayne Twp)	Bath : Master tub/shower
Lake Size : 63 acres	Bath : Full tub/shower
School District: Dowagiac	Bath : Full shower (Lower level)
Roof : Shingles	Great Rm w/Kit/Dining/Living: 16 x 56'
Elec. Service : 200 amp	Decks : (2) 7 ½ x 17 ½', 7 x 50'
Construction : Frame	Shed : Storage 8 x 10'
Heat : HVAC natural gas	Neighborhood: Twin Lake Woods.
Possession : At closing	Water: 5" well / sub. pump
Wtr Heater : 50 gallon gas	
Sewer : Septic type,	

REMARKS: Almost NEW home designed with the lake in mind! Unfinished lower walkout level ideal for almost doubling the size of the home with a family room, more bedrooms, etc. Gourmet kitchen, kitchen island, quality materials & cabinets throughout. Must see! Included: range, refrigerator, washer, dryer, micro wave oven, dishwasher, pier w/supports, raft, storage shed, all window treatments.



