



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$167,900

LOCATION:

CABLE LAKE ACCESS

Address : 50890 Cable Park Road, Dowagiac, MI 49047
Approx Sq Ft : 1,400 O.D. (380 SF in Lower Level)
Lot Size : (3+) Lots totaling 255' on road by 120' deep
Taxes : '07 \$1,282 (Homestead) w/'08 SEV might be \$1,545
 OR \$2,281 +/- (Non-Homestead) General estimate
 not guaranteed*
Tax ID# : 14-130-121-083-00 (Silver Creek Twp.)
Lake Size : 91 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amp
Construction : Frame
Heat : CFA Natural gas
Possession : 30 Days after closing
Water Heater : 50 Gal elec
Sewer : Septic type

Beach:
Street: Paved Public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Full,
Water: 4" Well/sub pump

Built : 1970s +/-
1st Bedroom : 10 x 12'
2nd Bedroom : 9 ½' x 9 ½'
3rd Bedroom : 9 ½' x 9 ½'
Bath : Full Tub/Shower
Bath : Half (Lower Level)
Living Room : 13 ½ x 15 ½'
Kitchen/Dine : 9 ½ x 22'
Recreation : 18 ½ x 19' (Lower Level)
Deck : 8 ½ x 10'
Garage : 2-Car Attached 22 x 24'
 2 ½-Car Detached 32 x 32'

Neighborhood: Cable Parkway

REMARKS: PRIVATE LAKE! Access for this home is at the end of Cable Park Road. Cable Lk is a pristine lake located in Sister Lakes that does not allow any type of watercraft engines. Great lake for fishing, kayaking, sailing, canoeing, & relaxing. Just minutes from several all sport lakes that have public boat launches for jet skies. Included: Range, refrigerator, microwave, window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: M-152 to Sister Lks, R. or South on CR 690 to Dixon, L. on Cable Parkway to property.

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

