



Jerdon Real Estate, Inc.

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PRICE: \$139,900

LOCATION:

MAGICIAN LAKE ACCESS

Address : 95604 West Drive, Dowagiac, MI 49047
Approx Sq Ft : 1,812 (O.D.) Includes 965 SF finished walkout
Lot Size : (4) Lots totaling 160' on road by 100' deep

Taxes : \$1,261 (Homestead) w/'08 SEV might be \$1,598
 OR \$2,767+/- Non-Homestead *Estimate only not
 Guaranteed.

Tax ID# : 80-12-125-100-00 (Keeler Twp.)

Lake Size : 528 Acres

School District: Dowagiac

Roof : Shingles

Elec Service : 100 Amp

Construction : Frame

Possession : At closing

Heat : NEW '07 HVAC Natural gas

Water Heater : 40 Gal gas

Sewer : Septic type

Beach: Sandy

Street: Paved public

Siding: Aluminum

Walls: Dry wall & panel

Bsmnt: Full walkout

Water: 4" Sub/pump

Built : Unknown

1st Bedroom : 8 x 10 1/2'

2nd Bedroom : 8 1/2 x 9 1/2'

3rd Bedroom : 8 x 9'

4th Bedroom : 8 x 11 1/2' (Lower Level)

Bath : Full Tub

Bath : Half (Lower Level)

Living Room : 13 x 20'

Kitchen/Dine : 10 1/2 x 14'

Family Room : 19 x 26' (Lower Level)

Porch : 8 x 20' Enclosed Front

Workshop : 9 1/2 x 24'

(2) Fireplaces : Brick, Wood-burning, heatilator

Patio : 9 x 21' Roofed

Garage : 2-car attached 20 x 24', paved
drive/parking

Neighborhood: Magician Lake Woods

REMARKS: Use one of several neighbor access sites including a large dedicated "park". Included: Range, refrigerator, freezer, window treatments. Directions: M-152, E. on 94th which becomes CR 687, R. (S.) on Magician Lake Road, next R. (W.) on Lakeview, L. (S.) on West Drive. *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)

