



## Jerdon Real Estate, Inc.

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**PRICE: Was \$169,900. NOW \$165,000.**

### LOCATION:

### LITTLE TWIN LAKEFRONT

**Address** : 24810 Ridge Road, Dowagiac MI 49047  
**Approx Sq Ft** : 1,610(O.D.)(Includes 805 SF in walkout)  
**Lot Size** : (5) Lots totaling 87.5' on lake, approx 70' on road  
 By 207/238' deep.  
**Taxes** : 2013 \$2,346 (Non-Homestead) w/2014 SEV might  
 be \$2,532+/- estimate only not guaranteed\*  
**Tax ID#** : 14-150-127-009-00 (Wayne Twp)  
**Lake Size** : 43 Acres (all-sport)  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : HVAC natural gas  
**Possession** : At close  
**Water Heater** : 40 gal gas  
**Sewer** : Septic type

**Beach:** Sandy  
**Street:** Paved public  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Full, walkout  
**Water:** 4" well/ sub. pump

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11 x 12 ½'  
**2<sup>nd</sup> Bedroom** : 10 x 11' (Lower level)  
**3<sup>rd</sup> Bedroom** : 7 x 11 ½' (Lower level)  
**Bath** : Full tub/shower  
**Bath** : Full Shower (Lower level)  
**Living Room** : 10 ½ x 22'  
**Kit/Dining** : 17 x 21 ½'  
**Family Room** : 14½ x 22½' (Lower level)  
**Utility** : 6 ½ x 7' (Lower level)  
**Fireplace** : Brick, wood burning  
**Decks** : (2) 13 x23, 7 x 22'  
**Garage** : 2-Car detached 26 x 32'  
**Shed** : 12 x 24'

**REMARKS: Home has been extensively remodeled. Very nice condition!** \*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)