



## Jerdon Real Estate, Inc.

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**PRICE: Was \$229,900 NOW \$199,900.**

### LOCATION:

### INDIAN LAKEFRONT, (LEASED LAND)

**Address** : 55696 Indian Lake Road, Dowagiac MI 49047  
**Approx Sq Ft** : 1,454'(O.D.)(364 SF 2<sup>nd</sup> level)  
**Lot Size** : 40' on lake, 30' on road by 128/132' deep.  
**Taxes** : 2014 \$2,430 (Non-Homestead) w/2015 SEV might be \$3,040 +/- estimate only not guaranteed\*  
**Annual Lease** : Currently \$7,460 per year.  
**Tax ID#** : 14-130-510-018-00 (Silver Creek Twp)  
**Lake Size** : 500 acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 200 amp  
**Construction** : Pre-fabricated  
**Heat** : HVAC elec furnace  
**Possession** : At closing  
**Water Heater** : 50 gal elec  
**Sewer** : Municipal

**Built** : 2009  
**1<sup>st</sup> Bedroom** : 10 x 11'  
**2<sup>nd</sup> Bedroom** : 9 x 10½'  
**3<sup>rd</sup> Bedroom** : 10 x 12 ½' (2<sup>nd</sup> Level)  
**Bath** : Full Tub/Shower  
**Bath** : Full Tub/Shower (2<sup>nd</sup> Level)  
**Kit/Din/Liv** : (Great Room) 17x23'  
**Utility** : 6½ x 7'  
**Garage** : 2-Car detached 25 x 32'

**Beach:** Very sandy  
**Street:** Paved private  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Crawl space  
**Water:** 5" well/sub pump

**REMARKS: NOW INCLUDES 2011 BENNINGTON PONTOON BOAT W/40 HP YAMAHA 4-STROKE OUTBOARD ENGINE.** 2x6 Exterior walls, 8" thick crawl space slab, well built throughout. INCLUDED: range, ref., micro wave, dishwasher, washer/dryer, 2 queen & king beds all w/springs & mattresses, 2 couches, love seat, TV with stand, kit table w/3 chairs, 2 bar stools, 5 end tables, 3 table lamps, rocking chair, all window treatments, pier w/support, 2 boat lifts, & 2 picnic tables. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Taxes are for personal property taxes on buildings- lease copy available upon request.