



Jerdon Real Estate, Inc.

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PRICE: \$95,000.

LOCATION:

BIG CROOKED LAKE ACCESS

Address : 94784 Park Avenue, Dowagiac MI 49047
Approx Sq Ft : 1,043' (O.D.)(Includes porch)
Lot Size : 1½ Lots totaling 75' on road by 125' deep.
Taxes : 2014 \$849 (Non-Homestead) w/2015 SEV might be \$973+/- estimate only not guaranteed*
Tax ID# : 80-12-185-004-00 (Keeler Twp)
Lake Size : 110 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : Gas furnace/elec base
Possession : At closing
Water Heater : 30 gal gas
Sewer : Municipal, buyer assumes remainder assessment*

Built : Unknown
1st Bedroom : 10 x 11½
2nd Bedroom : 8½ x 11
Bath : Full Tub/shower
Living Room : 9½ x 17 + 7 x 8½
Kit/Dining : 9½ x 11
Porch : Enclosed front 13 x 18½
(2) Sheds : 11 x 15½ , 8 x 8'

Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Painted panel
Bsmnt: Crawl space
Water: Well & jet pump

REMARKS: SANDY BEACH ACCESS JUST 800 FT. AWAY. INCLUDED: Range, ref., micro wave, washer/dryer combo, 2 window AC units, floor fan, queen & 2 bunk beds all w/springs & mattresses, 2 chest of drawers, 2 couches, love seat, coffee table, 2 TV sets, TV stand, vinyl table w/6 chairs, all window treatments, outdoor table w/6 chairs, grill, gofl cart, 2 sheds.
 *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$462 on tax bill for annual sewer prin/interest until paid in full—approx. \$1,839 prin remains.

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