



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$189,900 NOW \$159,900.**

### LOCATION:

**28728 SARABYN ST., DOWAGIAC MI**

<b>Address</b>	: 28728 Sarabyn Street, Dowagiac MI 49047	<b>Built</b>	: 1986
<b>Approx Sq Ft</b>	: 1,878(O.D.)(876 SF 2 <sup>nd</sup> Level)	<b>1<sup>st</sup> Bedroom</b>	: 12½ x 16 (2 <sup>nd</sup> Level)
<b>Lot Size</b>	: (2) Lots totaling approx.. 125' along Sarabyn St by 242' deep (or along Steve St.)	<b>2<sup>nd</sup> Bedroom</b>	: 12½ x 14 (2 <sup>nd</sup> Level)
<b>Taxes</b>	: 2016 \$1,856 (Homestead) w/2017 SEV might be \$1,894+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 11½ x 12½ (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 14-130-360-023-00 & 14-130-360-028-00	<b>Bath</b>	: Full Tub/shower (2 <sup>nd</sup> Level)
<b>School District:</b>	Dowagiac	<b>Bath</b>	: Half
<b>Roof</b>	: Shingles (NEW 2013)	<b>Bath</b>	: Shower in basement
<b>Elec Service</b>	: 100 amp	<b>Living Room</b>	: 12 x 21½
<b>Construction</b>	: Frame	<b>Kit/Breakfast</b>	: 10½ x 21'
<b>Heat</b>	: NEW2013 HVAC nat gas	<b>Dining Rm</b>	: 10½ x 12
<b>Possession</b>	: Not before 9/30/17	<b>Sun Room</b>	: 11 x 16½ (1996)
<b>Water Heater</b>	: 40 gal elec	<b>Patio</b>	: 17 x 24'
<b>Sewer</b>	: Septic type**	<b>Front Porch</b>	: 5 x 33'
	<b>Street:</b> Public paved	<b>Garage</b>	: 2-Car attached 24 x 24'
	<b>Siding:</b> Vinyl	<b>Shed</b>	: 10 x 12'
	<b>Walls:</b> Dry wall		
	<b>Bsmnt:</b> Full* unfinished		
	<b>Water:</b> (2) Well/jet pump		

**REMARKS: SHOWN BY APPOINTMENT ONLY! BEAUTIFUL SUN ROOM VIEWS ENTIRE 2<sup>ND</sup> LOT & GROUNDS.**

Included: range, 2 refs., dishwasher, washer, dryer, stack washer/dryer, micro wave, water softener, shed, gas grill, all window treatments, garage door openers, 4 couches, basement shelving, freezer, de-humidifier, white cabinets in bedroom. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*\*Septic tank was pumped 6/30/17 has dry well & in 1999 drain field added. Has 2<sup>nd</sup> irrigation water well & pump by shed. \*Crawl space under sun room. Lawn irrigation on both lots. Concrete drive & sidewalk. Hi-efficiency HVAC NEW 2013.

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