



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: WAS \$189,900. NOW \$174,900.**

### LOCATION:

### DEWEY LAKEFRONT

**Address** : 31854 Huckleberry Lane, Dowagiac, MI 49047  
**Approx Sq Ft** : 1,132' (O.D.)(312 SF on 2<sup>nd</sup> level)  
**Lot Size** : 40' on Lake & across back by 100' deep. ALSO 1/3<sup>rd</sup> Ownership in backlot\*  
**Taxes** : 2012 \$1,812 (Non-Homestead) w/2013 SEV might Be \$3,373 +/- estimate only not guaranteed\* + 1/3<sup>rd</sup> taxes of back Lot \$166 +/-  
**Tax ID#** : 14-130-196-508-00 (Silver Creek Twp)  
**Lake Size** : 223 acres  
**School District**: Dowagiac  
**Roof** : Shingles (1999)  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : CFA natural gas  
**Possession** : At close  
**Water Heater** : 10 gal elec  
**Sewer** : Municipal

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 10 x 10'  
**2<sup>nd</sup> Bedroom** : 13 x 23'  
**Bath** : Half  
**Bath** : Shower stall  
**Living Room** : 9 1/2 x 23'  
**Kitchen** : 9 1/2 x 13'  
**Dining** : 7 1/2 x 14'  
**Front Porch** : Enclosed 8 x 19'  
**Shed** : 9 1/2 x 13 1/2'

**Neighborhood**: Sandy Beach Resort

**REMARKS**: \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. BACK LOT is shared with a total of 3 owners & fronts on Huckleberry Rd & the channel—it is for parking only. Has 60' on road, 81.9' on channel by 75/104' deep. INCLUDED: range, ref, 3 double & 3 single beds all w/springs & mattresses, 2 chests of drawers, couch, kit table & 6 chairs, 6 vinyl chairs, 2 wicker chairs, wicker love seat, arm chair, 6 lamp tables, 4 table lamps, 2 picnic tables, gas grill, pier w/supports, all window treatments. DIRECTIONS: Take M-152 to Garrett Road, South to Huckleberry & take it to almost the end, & turn left onto a private drive towards lake.

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