



Jerdon Real Estate, Inc.

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PRICE: \$235,000

LOCATION:

112 N. VILLAMERE - DOWAGIAC

Address : 112 N. Villamere Drive, Dowagiac, MI 49047
Approx Sq Ft : 1,406 (O.D.)
Lot Size : 82' on road, 32' across back by 120'/131' deep.
Taxes : '07 Taxes \$3,032 (Homestead) w/'08 SEV might be \$2,676 +/- *Estimate only not guaranteed

Tax ID# : 14-160-321-012-10

School District: Dowagiac
Roof : Shingles
Elec Service : 200 Amp
Construction : Frame
Heat : HVAC Nat. gas
Possession : 30 days after close
Water Heater : 40 Gal gas
Sewer : City
Street: Public paved
Siding: Vinyl
Walls: Dry wall
Bsmnt: Full Unfinished
Water: City

Built : 2006
1st Bedroom : 12 x 14 ½' (Master)
2nd Bedroom : 10 x 12'
3rd Bedroom : 9 ½ x 10 ½"
Bath : Full Tub/Shower
Bath : Master Full shower
Kitchen/Dine : 11 ½ x 20'
Sun Room : 11 x 11 ½'
Living Rm : 15 ½ x 16 ½'
Utility : 6 x 8'
Foyer : 5 x 6 ½'
Patio : 12 x 12'
Garage : 2-Car attached 20 ½ x 20 ½' (finished dry walls)
Neighborhood: Villamere

REMARKS: Professionally designed Villa home with main floor living & exterior maintenance provides easy lifestyle ideal for the retiree or professional with little time; many exterior maintenance items (lawn mowing, fertilization, weed control, bed mulching, pruning, leaf raking, gutter cleaning, snow removal, replace lamp post bulbs.) Current fee is \$120/month. Lawn irrigation, Pella windows, professional landscaping, finished garage, finished sun room & back yard patio, concrete drive & sidewalk. Solid hickory hardwood floors, designer window treatments, All city services including water, sewer, street, fire, & police. Possible vinyl privacy fence along Colby St if desired subject to approval. Included: dishwasher, washer, dryer, range, ref., micro wave oven, all window treatments, de-humidifier, dining table w/4 chairs & 2 bar stools. Boulevard entrance, median, & common area to rear of site. *Jerdon cannot guarantee tax estimate but does so 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)