



## Jerdon Real Estate, Inc.

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**PRICE: Was \$325,000. NOW \$275,000.**

### LOCATION:

### BIG TWIN LAKEFRONT

**Address** : 52512 Twin Lakeview Drive, Dowagiac MI 49047  
**Approx Sq Ft** : 2,714(O.D.)(1,382 on main floor, 1,332 SF lower)  
**Lot Size** : 30' on lake, 98' on road by 115' deep.  
**Taxes** : 2015 \$3,194 (Non-Homestead) w/2016 SEV might  
 be \$3,372+/- estimate only not guaranteed.  
 14-150-153-001-00/14-150-178-028-00(WayneTwp)  
**Tax ID#** : 63 Acres (all-sport)  
**Lake Size** : Dowagiac  
**School District:** Shingles  
**Roof** : 100 amp  
**Elec Service** : Frame  
**Construction** : HVAC natural gas  
**Heat** : At closing  
**Possession** : 50 gal gas  
**Water Heater** : Septic type  
**Sewer** :

**Beach:** Very sandy  
**Street:** Public paved  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Full walkout  
**Water:** 5" well/pump

**Built** : 2006  
**1<sup>st</sup> Bedroom** : Master 13 x 15½  
**2<sup>nd</sup> Bedroom** : 10 x 12½  
**3<sup>rd</sup> Bedroom** : 10 x 12 ½  
**4<sup>th</sup> Bedroom** : 12 x 13' (Lower level)  
**Bath** : Master Full tub/shower  
**Bath** : Full Tub/shower  
**Bath** : Full shower (Lower level)  
**Kit/Liv/Din** : 17 x 39'  
**Kit/Fam Rm** : 29 x 39 (Lower level)  
**Shed** : 4 x 6'

**REMARKS: INCLUDED:** 2 refrigerators, range, 2 couches, upholstered chair, 2 dining tables w/10 chairs, 7 bar stools, bench  
 6 chests of drawers, king, queen 2 twin, & trundle beds all w/springs & mattresses, all window treatments, & pier w/supports.  
 \*Jerdon cannot guarantee tax estimate but provides 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)