



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$699,000.

LOCATION:

L. CROOKED LAKEFRONT

Address : 95642 Wildwood Drive, Dowagiac MI
Approx Sq Ft : 5,427'(O.D.) Includes 1,442 SF in Walkout, Main Floor 2,163 SF, 2nd Level 1,822'
Lot Size : (2) Lots totaling 100' on Lk & Rd by 198/216' deep.
Taxes : 2015 \$9,119 (Non-Homestead) + Sewer*
Township : Keeler Township
Tax ID# : 80-12-165-011-00
Lake Size : 103 Acres
School District : Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC nat gas (2) Hi-efficiency furnaces
Possession : 21 Days after closing
Water Heater : (2) 75 gal & 33 gal nat gas
Sewer : Municipal, buyer assumes remainder assessment*
Fireplace : Brick, Wood-burning

Beach : Sandy
Street : Public paved
Siding : Vinyl shingle
Walls : Dry wall/panel
Bsmnt : Walkout 80%
Water : Well/pump

Built : 2nd Level 1999
1st Bedroom : 11 x 11½ **2nd BR** : 9 x 13½
3rd Bedroom : Master 11 x 15½ 2nd Level
4th Bedroom : 14 x 18' 2nd Level
5th Bedroom : 13½ x 13½' 2nd Level
6th Bedroom : 12 x 14' 2nd Level
7th Bedroom : 12 x 13' 2nd Level
8th Bedroom : 10 x 11' 2nd Level
Bath : Full Tub/shower
Bath : Master Full Tub/shower 2nd Level
Bath : Full Tub/shower 2nd Level
Bath : Full Tub/shower 2nd Level
Bath : Full Tub/shower Lower Level
Living Room : 14 x 17½ , + 10 x 11'
(2) Kitchens : 12½ x 13, 10½ x 14' Lower L.
Family Room : 15½ x 21' Lower L.
(2) Dining Rms : 15½ x 23 ½ , 11½ x 19'
(2) Sun Rms : 11 x 35 ½, 10 x 34 Lower L.
Garage : 2-Car detached 20 x 22'

REMARKS: INCLUDED: Pier w/supports, hot tub, all window treatments, gas grill, children's outdoor play set, 2 octagon picnic tables, washer & dryer, stack washer & dryer, kitchen island, 2 ranges, 2 refrigerators, dishwasher, microwave *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Another \$461 on tax bill for annual sewer principle/ interest until paid in full. Remainder of approx. \$1,520+/-.

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