



## Jerdon Real Estate, Inc.

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**PRICE: \$104,900**

### LOCATION:

### BIG CROOKED LAKE ACCESS

**Address** : 93684 Denton Street, Dowagiac, MI 49047  
**Approx Sq Ft** : 826 (O.D.)  
**Lot Size** : (3) Lots totaling 100' on Lake Shore Drive, 140' on Denton Street  
**Taxes** : '09 Taxes \$1,166 (Non-Homestead); w/'10 SEV might be \$1,602 +/- Estimate only not guaranteed\*  
**Tax ID#** : 80-12-175-021-00 80-12-175-022-00  
 80-12-175-023-00 (Keeler Twp.)

**Lake Size** : 110 Acres  
**School District**: Dowagiac  
**Roof** : Shingles  
**Elec Service** : 100 Amp  
**Construction** : Frame  
**Heat** : CFA Natural gas  
**Possession** : At close  
**Water Heater** : In crawl space  
**Sewer** : Septic type

**Beach**:  
**Street**: Paved public  
**Siding**: Aluminum  
**Walls**: Panel  
**Bsmnt**: Crawl space  
**Water**: Well/pump

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 9 ½ x 10'  
**2<sup>nd</sup> Bedroom** : 9 ½ x 10'  
**Bath** : Full Shower  
**Liv/Din Room** : 11 ½ x 18'  
**Kitchen** : 8 x 8 ½'  
**Porch** : 9 ½ x 16 ½' Enclosed Front  
**Fireplace** : Wood-burning  
**Garage** : 2-Car detached 24 x 28'

**REMARKS:** Extra Lots make for a very spacious site. Just 200' to lake access. Included: Range, refrigerator, microwave, single bed, double bed, bunk bed, all w/springs & mattresses, 3 couches, dining table w/4 chairs, metal shelf/stand, recliner, 2 lamp tables, 2 table lamps. Nearby to private access – just 200 feet away. Directions: From M-152, W. on Lake Shore, property on right. \*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)

