



## Jerdon Real Estate, Inc.

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**PRICE: Was \$269,900 NOW \$239,900**

### LOCATION:

### CABLE LAKEFRONT

**Address** : 32567 Cable Drive, Dowagiac, MI 49047  
**Approx Sq Ft** : 1,660 (Includes 744 SF in walkout)  
**Lot Size** : 80' on lake, 58' on road, by 203/215' deep.

**Taxes** : '09 Taxes \$5,019(Non-Homestead); w/'10 SEV might be \$6,852+/- + Sewer\*\* NOTE: Owner is appealing The SEV (see below)

**Tax ID#** : 14-130-286-045-00 (Silver Creek Twp.)

**Lake Size** : 91 Acres

**School District:** Dowagiac

**Roof** : Shingles

**Elec Service** : 190 Amp

**Construction** : Frame

**Heat** : Electric wall unit

**Possession** : At close

**Water Heater** : 40 Gal electric

**Sewer** : Municipal, Buyer assumes assessment\*\*

**Beach:** Sandy

**Street:** Paved public

**Siding:** Aluminum

**Walls:** Dry wall/panel

**Bsmnt:** Full walkout

**Water:** 2" Well/jet pump

**Built** : 1958

**1<sup>st</sup> Bedroom** : 12 x 17'

**2<sup>nd</sup> Bedroom** : 10 ½ x 13'

**3<sup>rd</sup> Bedroom** : 9 x 10'

**Sitting Area** : 6 ½ x 13'

**Bath** : Full Tub/Shower

**Bath** : Full Shower

**Family/Dining:** 14 x 30'

**Kitchen** : 9 x 10'

**Porch** : 9 ½ x 20' Enclosed Front

**Fireplace** : Stone; Wood-burning

**Garage** : 2-Car Detached 22 x 22'

**Storage Shed** : 8 x 10'

**Neighborhood:** Sister-Cable Shores

**REMARKS:** Includes: Range refrigerator, washer, dryer, built-in kitchen storage cabinet, dining table & 4 chairs, 2 corner cabinets, sofa, TV, coffee table, arm chair, ottoman, 1 reed chair, 2 sets of bunk, full, queen beds all w/springs & mattresses, storage chest, love seat, dresser, 2 night stands, pier w/supports, 2 paddle boats, row boat, raft, kayak, 2 windsurfing boards/sails. \*\*Another \$577 for sewer assessment on tax bill until paid in full. Principle remaining \$3,949+/- . NOTE: Owner is appealing the State Equalized Value (or SEV) as it is substantially more than the asking price & will be appealed at the March 2011 Board of Review. In the event this appeal is successful, the taxes should be similar to those of '09 +/- . \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: Turn S. on CR 690 or Sister Lakes Rd from Napier Ave., (go past Round & Crooked Lks), L. on Haley Rd., R. on Cable Dr to property.

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