



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$126,900.

LOCATION:

LITTLE SMITH LAKEFRONT

Address : 58476 Little Smith Lake Drive, Dowagiac, MI
Approx Sq Ft : 1,446 (224 SF 2nd Level)
Lot Size : 40' on lake & road by 144' deep.
Taxes : 2011 \$1,351 (Non-Homestead) w/'11 SEV might be \$1,949 +/- estimate only not guaranteed*
Tax ID# : 14-110-018-299-20 (Pokagon Twp)
Lake Size : 65 Acres (& connects to Big Smith 125 Acres)
School District: Dowagiac
Roof : NEW 2004
Elec Service : 200 amp
Construction : Frame
Heat : Elec baseboard
Possession : At closing
Water Heater : 30 gal elec
Sewer : Septic type

Built : Unknown, remodeled 1991
1st Bedroom : 11 1/2 x 16'
2nd Bedroom : 12 x 32' (2nd level)**
Bath : Full shower
Living Room : 14 x 21'
Kitchen/Dine : 11 1/2 x 13 1/2'
Sun Room : 14 x 20' NEW in 2000
Shed : 10 x 20'

Beach: Some sand
Street: Private gravel
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: 4" well/pump

REMARKS: The lakeside Sun Room makes this an ideal get-a-way cottage! WALK-IN CONDITION!! INCLUDED: Range, ref (not working), micro wave, 2 bar stools, storage unit on wheels, hall tree/mirror, 2 upholstered chairs, wicker chair/love seat, 3 arm chairs, ottoman, TV & stand, din table & 4 chairs, 2 misc. chairs, floor lamp, table lamp, 2 misc. small stands, storage bench, window AC, swan, couch, 2 swivel chairs, glass top coffee table & 2 end tables, 9 table lamps, 3 misc chairs, 2 book shelves, small din table, 2 King & 2 twin beds w/springs & mattresses, dresser, 2 chest of drawers, cedar chest 2 bedside tables, 2 hampers, misc. book shelves, make-up table & seat, wicker lamp table, 2 white lamp tables, 2 folding chairs, 2 floor fans, pier w/supports, gas grill, water softener, metal chair & settee, 18' Bennington Pontoon boat (2000) w/25 HP engine, shed, 12' AlumaCraft row boat, kayak. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Upstairs bedroom could be petitioned in half making 3 bedrooms total.

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