



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$198,900.

LOCATION:

BIG TWIN LAKEFRONT

Address : 52622 Lakeview Drive, Dowagiac, MI 49047
Approx Sq Ft : 1,582 + Loft(O.D.)(2nd Level 616 SF)
Lot Size : (3) Lots totaling 75' along road by 130' deep
Taxes : 2013 \$3,523 (Non-Homestead) w/2013 SEV might be \$3,596+/- Estimate Only not guaranteed*
Tax ID# : 14-150-152-003-00 (Wayne Twp)
Lake Size : 63 Acres (full-rec) **Beach:** Sandy
School District: Dowagiac **Street:** Paved public
Roof : Shingles **Siding:** Vinyl
Elec Service : 100 & 200 amps **Walls:** Dry wall
Construction : Frame **Bsmnt:** Full Michigan type
Heat : NEW '00 HVAC Nat Gas **Water:** Well/Pump
Possession : At close
Water Heater : 50 gal electric
Sewer : Septic type

Built : Unknown, Remodeled in 2000
1st Bedroom : 8 x 9'
2nd Bedroom : 9 x 16' (2nd Level)
3rd Bedroom : 9 x 9' (2nd Level)
Bath : Full tub/shower
Bath : Full shower (2nd Level)
Kit/Dining : 13 x 23'
Living Room : 16 x 20'
Family Room : 11 x 21' (2nd Level)
2 Decks : 13 x 22', 6 x 8'
Open Porch : 8 x 21'
Garage : 2-Car detached 24 x 24'

Loft Above Garage 576 SF
 (2) Bedrooms: 9 x 12', 9 x 12'; Half Bath;
 Kit/Din/Liv: 12 x 23'; No Heat

REMARKS: Very nice lake home with oak staircase & book case. INCLUDED: 3 Refrigerators, range, washer/dryer, double bed, 2 sets bunk beds, 2 twin beds all with springs/mattresses, 2 dining tables, 8 straight chairs, 4 couches, 2 televisions, entertainment center, 2 microwaves, miscellaneous outdoor lawn and beach furniture, all window treatments, pontoon boat and motor, 1991 Chevrolet truck. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.