



## Jerdon Real Estate, Inc.

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**PRICE: \$229,900.**

### LOCATION:

### MAGICIAN LAKE ACCESS

**Address** : 31236 County Line Road, Dowagiac MI 49047  
**Approx Sq Ft** : 1,614' (O.D.)  
**Lot Size** : 2 Lots totaling 78' on road by 230' deep.  
**Taxes** : 2016 \$2,051 (Non-Homestead) + sewer\* w/2016 SEV might be \$2,236+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-245-055-00 (Silver Creek Twp)  
**Lake Size** : 528 Acres  
**School District:** Dowagiac  
**Roof** : 2007  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : HVAC natural gas  
**Possession** : At closing  
**Water Heater** : 50 gal electric  
**Sewer** : Municipal, buyer assumes remainder\*

**Beach:** Nearby access  
**Street:** Public paved  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** None, slab  
**Water:** 5" well/sub pump

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : Master 11 x 19 ½  
**2<sup>nd</sup> Bedroom** : 12 x 16'  
**3<sup>rd</sup> Bedroom** : 12 x 13'  
**Bath** : Full Shower  
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**Kit/Liv/Dining:** 19½ x 28'  
**Utility** : 6 x 7'  
**Pole Barn** : 30 x 32'  
**Brick Patio** : 20 x 20'

**REMARKS:** Remodeled and absolutely 'walk-in' condition with all newer upgrades. Modern interior & exterior, concrete driveway, fenced yard, brick patio, nearby to snowmobile trails, VIEW OF THE LAKE, hi-efficiency HVAC & windows. Included: range, ref., washer, dryer, all window treatments. . \*Jerdon cannot guarantee tax estimate but provides to assist . Another \$416 appeared on tax bill for annual sewer prin/interest until paid in full. \$1,107 assessment remainder. Lawn Irrigation too! .

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