



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #10625597



PRICE: \$359,900.

LOCATION:

LITTLE CROOKED LAKEFRONT

Address : 50153 Sister Lakes Road, Dowagiac MI 49047
Approx Sq Ft : 1,824(O.D.)(Each level has 912 SF finished)
Lot Size : 44' along lake, 49' along road by 179/189' deep.
Taxes : 2018 \$4,067 (Non-Homestead) w/2019 SEV might be \$6,476+/- estimate only not guaranteed*
Tax ID# : 14-130-205-014-00 (Silver Creek Twp)
Lake Size : 103 Acres
School District: Dowagiac
Roof : NEW 2017
Elec Service : 200 amp
Construction : Frame
Heat : Elec baseboard
Possession : At closing
Water Heater : 40 gal gas
Sewer : Municipal, buyer assumes last payment

Beach: Very Sandy
Street: Public paved
Siding: Alumn
Walls: Dry wall
Bsmnt: Full finishedwalkout
Water: Well/pump

Approx. Built : Unknown
1st Bedroom : 9 x 15'
2nd Bedroom : 9 x 12'
3rd Bedroom : 9 x 17' (Lower Level)
4th Bedroom : 7½ x 13' (Lower Level)
Bath : Full Shower
Bath : Half (Lower Level)
Living Room : 18 x 21 (w/bar)
Kit/Dining : 18 x 22 (Lower Level)

REMARKS: *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Another \$724.30 appeared on tax bill for last payment for sewer interest/principle payment assessment. Included: range, ref., micro wave, 3 queen, twin, & bunk beds all w/springs & mattresses, day bed, 2 dining tables w/10 chairs, 3 couches, 2 end tables, 7 bar stools, deck table w/5 chairs, chaise lounge, 3 window AC units, gas grill, all window treatments, 3 chests of drawers, pier w/supports, pontoon boat & engine, paddle & row boats, riding lawn mower.

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