



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: WAS \$889,900. NOW \$598,000.

LOCATION :

MAGICIAN LAKEFRONT

Address	: 31174 Currans Beach, Dowagiac, MI 49047	Year Built	: Re-built 2004, original unknown
Approx Sq Ft	: 3,211 (692 SF in finished lower level)	Bedroom	: Master Suite 13 x 24½' (2 nd Level)
Lot Size	: 47' on lake, 46' on road by 247/254' deep.	Bedroom	: 14 x 19' (2 nd Level)
		Bedroom	: 11 x 12½'
Taxes	: '06 \$9,934 (Non-Homestead) w/'06 SEV might be \$10,687*+/- NOT guaranteed whatsoever, estimate only Tax ID# 14-130-280-019-00	Bedroom	: 9 x 16½' (Lower level)
Lake Size	: 528 Acres	Bath	: Master Full tub/shower 14½ x 15'
School District	: Dowagiac	Bath	: Full shower (2 nd Level)
Roof	: NEW '03	Bath	: Full tub/shower
Elec. Service	: NEW '03 200 amp	Bath	: Full shower (Lower level)
Construction	: Frame	Living Rm	: 16½ x 26'
Heat	: NEW '03 Hi-efficiency natural gas CFA with humidifier & air cleaner.	Kitchen	: 10 x 18' (open floor plan)
Water	: Well & pump	Dining area	: 12 x 12½'
Wtr Heater	: NEW (2) 40 & 50 gal.gas	Family Rm	: 16 x 23' (Lower level)
Sewer	: Municipal sewer, purchaser assumes assessment	Pantry	: 5 x 8½' Utility : 16x 23'
		Porch	: Enclosed screen 8½ x 23'
		Deck & Patio	: 10 x 29' & 11 x 27'
		Fireplaces	: (2) both brick

REMARKS: They don't get any better than this newly renovated lake home! All NEW except a few wall studs! See the "Home Highlights" page for more details of this quality home. Here's a few details: Asian beech hardwood & ceramic tile flooring, gourmet stainless steel kitchen appliances, custom built Medallion Cabinetry, abundant recess & directional lighting, deluxe plumbing fixtures, granite countertops, Pella windows, skylights, Ironwood built deck, antique styled Master bath tub & separate shower & water closet, deluxe vinyl pier, & much more! Included: range, 2 refrigerators, micro wave, dishwasher, washer, dryer, all window treatments, & pier w/supports. *Annual sewer assessment at approx. \$538 in addition to property taxes, until principle paid in full of about \$4,589+/- . Directions: M - 152, turn North onto Currans Beach to property.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements are AS-IS. Agent is Seller's Agent & DOES NOT represent Buyer)



Lakeside exterior.



Gourmet kitchen.



Dining.



Best view on the lake!



Master bath.



Master bedroom.



Living room.



Lakeside porch.

Custom Design and Construction

Professionally designed and nearly 100% renovated in 2004 with the best in materials throughout. Other than some wall studs, most everything is NEW!

Enjoy a top-shelf wine rack & gourmet kitchen offering Jenn Air® & General Electric™ Low Profile stainless steel kitchen appliances. Custom designed & built Medallion Cabinetry™ with polished granite counter tops make this the cook's delight! Granite snack bar merges with dining area for additional entertaining & dining space. Designer plumbing fixtures & ceiling fans.

Asian beech hardwood flooring on main floor, ceramic tile in baths & pantry, & quality carpeting throughout. Ample Pella™ windows, skylights, & sliders give this home three levels of lake views. Large master suite & bath with antique styled fiberglass double Endersoaker tub & separate shower & water closet. 4 baths total across all three levels.

Vaulted ceilings & lower level lakeside family room & screened porch. Custom deck made of ironwood & vinyl railings make for the best in quality. Attractive beach home vinyl shingle siding with lower brick surround & architectural roof shingles. Dual brick fireplaces & abundant recess & directional lighting. Walk-in closet, light interior colors & decor, & professional landscaping with river rock.

Other Items

High efficiency gas furnace with central air conditioner, humidifier, & air cleaner. Double water heaters and all NEW electrical service & 200 amp main box. Quality vinyl and aluminum pier with boat livery area, beach storage area attached to porch, and a sandy beach waiting for your kids (and maybe grandkids).

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