



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$762,000.

LOCATION:

INDIAN LAKEFRONT

Address	: 54574 Maple Avenue, Dowagiac MI 49047	Built	: 2004
Approx Sq Ft	: 3,879(O.D.)(Includes 454' in Lower Level/1,733 2 nd L	Master Bedrm	: 11 x 15½
Lot Size	: 82' along lake, 80' on road by 231/246' deep	Master Bedrm	: 17 x 17 2 nd Level
Taxes	: Property under tax appeal for 2017: 2015 \$16,858 Non-Homestead	3rd Bedroom	: 11 x 13' 2 nd Level
Tax ID#	: 14-130-030-096-20 (Silver Creek Twp)	4th Bedroom	: 10 x 13½ 2 nd Level
Lake Size	: 500 Acres	5th Bedroom	: 21 x 27' 2 nd Level
School District:	Dowagiac	Master Baths	: (2)Full Tub/shower Full Shower
Roof	: Shingles	Bath	: Full Tub/shower 2 nd Level
Elec Service	: 200 amp	Bath	: Full Tub/shower Lower Level
Construction	: Frame	Bath	: Half
Heat	: HVAC propane gas	Kit/Dining	: 14 x 24'
Possession	: At closing	Living Room	: 17 x 19' w/stone fireplace
Water Heater	: 50 gal gas	Family Room	: 16 x 25' Lower L w/fireplace
Sewer	: Municipal	Porch	: Screen 15 x 15' Lakeside
		Utility Room	: 6x7 Foyer: 6 x 18'
		Deck	: Lakeside 15 x 35'

REMARKS: SEE PERSONAL PROPERTY LIST. **Jerdon will assist for 2017 property tax appeal. SEE HOME HIGHLIGHTS PAGE for all the extras!

INCLUDED:

KitchenAid ref., range, microwave, additional oven, dishwasher, (wine ref & ice maker both do not operate).

Washer, dryer, water softener.

Some dishes, pots, glassware, service ware and pans.

Dining table and 8 chairs, 4 bar stools, matching coffee table, 2 end tables, & sofa table.

Matching leather couch, love seat, chair & ottoman.

Entire sound system with all components and equipment.

Round table, 2 artificial plants, 4 table lamps, porch table and 6 chairs.

Wicker love seat, 2 chairs and end table with all cushions.

Pier w/supports,

All window treatments.

Square table, foyer table.

2 sets of bunk beds, full bed and queen bed all with springs & mattresses and bedding.

Dresser in garage. 2 wardrobes, 4 night stands, blanket chest cushioned bench, ping pong table, foosball table, and bed platform.

Some water toys, tubes, kayaks, life jackets, and storage box in basement.