


Jerdon Real Estate, Inc.

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MyStateMLS
MLS #12001421

PRICE: \$643,000.
LOCATION:
CABLE LAKEFRONT

Address : 32545 Cable Drive, Dowagiac MI 49047
Approx Sq Ft : 1,632 (O.D.)(Includes 476' in finished walkout)
Lot Size : (2) Lots totaling 49.4' on lake, 125' across back, approx 100' along road by 224/272' deep.
Taxes : 2025 \$5,851.21 (Non-Homestead) current taxes do not reflect taxes after sale. *
Tax ID# : 14-130-286-047-00 & 14-130-286-048-00
 Silver Creek Twp, Cass County MI
Lake Size : 90 Acres **no** engines
School District: Dowagiac
Roof : Shingles 2018
Elec Service : 200 amp
Construction : Frame
Heat : Electric baseboard + several Window AC units
Possession : At closing
Water Heater : At closing
Sewer : 50 gal elec

Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Partial walkout
Water: Well & jet pump

Approx. Built : Remodel year 2021
1st Bedroom : 13 x 14
2nd Bedroom : 12 x 13
3rd Bedroom : 9 ½ x 10
4th Bedroom : 10 x 11 (Lower Level)
5th Bedroom : 9 x 9 ½ (Lower Level)
Bath : Full Tub/shower
Bath : Full Shower (Lower Level)
Living Room : 12 x 19 (w/fireplace)
Kit/Dining : 12 x 24½
Family Rm : 12 x 18' (Lower Level)
Patio : Concrete
Fireplace : Stone, wood burning
Deck : 11½ x 17
Outbuilding : 13 x 16'
Carport : 10 x 16'

REMARKS: Cable Lk has good lake depth at 40' deep, is private, and cannot use any type of watercraft engine. Furnished!
 *Current taxes do not reflect future taxes after sale as taxable value is uncapped, see Notice of Assessments provided. See survey. 6 Ft drainage easement along West property line to lake. Should be possible to build a detached garage as 2nd Lot provides for a spacious site. Includes a Paddle Quest paddle pontoon boat w/trailer.