



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #10645120



**PRICE: \$239,500.**

### LOCATION:

### INDIAN LAKEFRONT (LEASED LAND)

**Address** : 55592 Indian Lake Road, Dowagiac MI 49047  
**Approx Sq Ft** : 1,546 (514 SF 2<sup>nd</sup> Level)  
**Lot Size** : 40' on lake, 39' on road by 137/144' deep.  
**Annual Lease** : \$7,595 runs to April 2021.  
**Taxes** : 2018 \$2,226 (Non-Homestead) w/2019 SEV might be \$2,888 +/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-510-004-00 (Silver Creek Twp)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Elec baseboard  
**Possession** : At closing  
**Water Heater** : 40 gal elec  
**Sewer** : Municipal

**Beach:** Very Sandy  
**Street:** Private paved  
**Siding:** Vinyl  
**Walls:** Panel/dry wall  
**Bsmnt:** Crawl space  
**Water:** Well/jet pump

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 10 x 16'  
**2<sup>nd</sup> Bedroom** : 9 x 13'  
**3<sup>rd</sup> Bedroom** : 8 x 13½' (2<sup>nd</sup> Level)  
**4<sup>th</sup> Bedroom** : 14 x 15½' (2<sup>nd</sup> Level)  
**Bath** : Full Tub/shower  
**Bath** : Full Shower (2<sup>nd</sup> Level)  
**Living Rm** : 14½ x 15½'  
**Kitchen** : 6½ x 11½'  
**Dining area** : 11 x 12'  
**Mud Room** : 3 x 14'  
**Deck** : 16 x 24'  
**Sheds (2)** : 10 x 12, 8 x 8'

**REMARKS:** Newly remodeled with the best in materials and cottage décor . Lakeside deck, baths on both levels, and turn key condition & furnished. Must pay cash as mortgages are not available for personal property cottages on leased land.

\*Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: Range, ref., microwave oven, washer, dryer, dehumidifier, dish set (blue/green/white), matching glasses, silverware set, knife block, knife set, plastic serving bowls, trays, BEDS: 2 double, 1 queen, 1 twin, 1 twin bunk (mattress only), 1 king, w/comforters, covers, springs & mattresses, Pine wardrobe, pine chest of drawers w/2 night stands, 1 night stand (upstairs), chest of Drawers (upstairs), white linen cabinet, misc wicker chairs & print cushions, 2 checked chairs, bamboo chair, corner table & corner wall shelf; 2 pine side tables, coffee table and TV cabinet, 2 TV's, 6 table lamps, 2 couches (red & print), dresser, 2 white cabinets, 5 AC units, buffet, beverage ref., pier w/supports, patio table w/5 chairs, 3 Adirondack wood chairs, metal table w/ 4 chairs, fire pit, all window treatments, 2 sheds, miscellaneous life jackets, outdoor lights, 2 outdoor plastic tables with 8 chairs, additional outdoor chairs, kayak.

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