



Jerdon Real Estate, Inc.

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PRICE: \$189,900.

LOCATION:

HOME & 10+/- ACRES

Address : 32915 M-62 West, Dowagiac MI 49047
Approx Sq Ft : 1,410(O.D.)
Lot Size : 9.9+/- Acres; 771' on road, 746' across back, by 473/676' deep. (see survey)
Taxes : 2018 \$3,356 (NON-Homestead) w/2018 SEV might be \$2,665+/- WITH HOMESTEAD, estimate only not guaranteed*
Tax ID# : 14-110-005-097-01 & 14-110-005-097-40 (Pokagon Twp)
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Geo Thermal HVAC
Possession : At closing
Water Heater : 50 gal electric
Sewer : Septic type

Approx. Built : 1978
1st Bedroom : 12 x 15'
2nd Bedroom : 10 x 11'
3rd Bedroom : 10 x 10'
Bath : Full Tub/shower
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Living Room : 12 x 24'
Kitchen : 12½ x 14'
Dining Area : 12 x 13'
Laundry : 6 x 17'
Fireplace : Brick (not operational)*
In-Ground
Pool (heated): 16x32, Pool House 10x24'
Garages : 2-Car attached 26 x 28
 2-Car Detached 24 x 40'

REMARKS: Pool liner approx. 10 yrs old . Included: ranger, refrigerator, all window treatments. *Fireplace chimney was leaking water into roof area so exterior chimney above roof was removed and roof decked over this location. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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