



Jerdon Real Estate, Inc.

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MLS #11061814



PRICE: \$163,500.

LOCATION:

DEWEY LAKE ACCESS

Address : 31754 Swisher Street, Dowagiac MI 49047
Approx Sq Ft : 948(O.D.)(Has another 354 SF finished in basement)
Lot Size : 80' on road, 81' across the back by 185/200'
 Deep.
Taxes : 2021 \$1,273 (Homestead) w/2022 SEV might be \$1,642 OR \$2,742 +/- Non-Homestead estimate only not guaranteed*
Tax ID# : 14-130-325-003-00 (Silver Creek Twp)
Lake Size : 223 Acres
School District: Dowagiac
Roof : 2016; Shingles
Elec Service : 100 amp
Construction : Frame
Heat : NEW '21 HVAC nat gas
Possession : At closing
Water Heater : NEW '19 40 gal gas
Sewer : Septic type

Beach: See below*
Street: Public paved
Siding: Alum/Brick
Walls: Dry Wall
Bsmnt: Full ½ finished
Water: 4" well/sub pump

Approx. Built : Estimated 1982+/-
1st Bedroom : 10 x 15'
2nd Bedroom : 11½ x 12½
Bath : Full Shower
Living Room : 13½ x 17'
Kit/Dining : 11 x 15'
Family Area : 12 x 16' (Basement)
Additional Rm : 12 x 13 ½ (Basement)
Workout Rm : 12½ x 13' (Basement)
Deck : 12 x 17' (Rear yard)
Garage : 1-car Attached 11½ x 21½
Laundry : Laundry sink, washer/dryer (basement)

REMARKS: NEW KITCHEN, APPLIANCES, HVAC, WATER HEATER, CARPETING, FLOOR COVERING, GUTTERS, TILE WORK, FRONT DOOR, FRONT YARD LANDSCAPING. INCLUDED: range, refrigerator, washer, dryer, water softener, 2 sheds, all window treatments. *Has access at the end of Pine Street. Has access via PRIVATE PARK on Huckleberry Lane. Boat launch at end of Huckleberry. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.