



**Jerdon Real Estate, Inc.**

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MLS #11118034



**(Not a survey)**

**PRICE: \$459,900. (East Parcel or right parcel)**

**LOCATION:** INDIAN LAKEFRONT, BUILDING SITE (existing Blue House)

**Address** : 33102 Hunt Drive, Dowagiac MI 49047  
**Approx Sq Ft** : Est 1,200 (O.D.)  
**Lot Size** : All approx until new survey: 86' +/- on lake, 45'+  
 On road by 214'/382' deep.  
**Taxes** : 2021 \$6,238 (Non-Homestead) w/2022 SEV might  
 be \$7,361+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-031-068-00 (Silver Creek Twp)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : X  
**Elec Service** : X  
**Construction** : **Frame**  
**Heat** : X  
**Possession** : At closing  
**Water Heater** : X  
**Sewer** : Municipal

**Approx. Built** : **Est early 1900s**  
**1<sup>st</sup> Bedroom** : House is in bad condition  
**2<sup>nd</sup> Bedroom** : X  
**3<sup>rd</sup> Bedroom** : X  
**Bath** : X  
**Bath** :  
**Living Room** : X  
**Kitchen** : X  
**Dining Area** : X

**Beach:** Very sandy  
**Street:** Private  
**Siding:** Asbestos slate  
**Walls:** Panel  
**Bsmnt:** partial  
**Water:** Old well

**REMARKS:** House is a tear-down. Has tremendous view of lake, sand beach, and great location for new construction. Ideal for walkout lower level construction. Very quiet & private area. THIS IS THE BLUE SIDED HOUSE, OR EAST PARCEL. We also have the abutting parcel to the WEST for sale (has a light green block house). Both parcels are owned by the same seller and can be bought together totaling approx 172' on the lake, and approx 120' on the road. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. If house is demolished, obtain a demo permit to make sure structure is removed from tax bill. Lines drawn on photos are not a survey & do not properly represent property lines.

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



This parcel is the right or blue sided house (East parcel). Left parcel Is also 'for sale'. Not a survey.



Looking South, this is the left parcel or East parcel. Not a survey.



Right house or blue sided.



Right house.