



Jerdon Real Estate, Inc.

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PRICE: \$249,900.

LOCATION:

PRIEST LAKEFRONT

Address	: 29605 Priest Street, Dowagiac MI 49047	Approx. Built	: 1971+/-
Approx Sq Ft	: 1,410(O.D.)	1st Bedroom	: 11 x 18'
Lot Size	: ALL ESTIMATED: Approx. 9+/- Acres; 300'+/- along Lake, 690'+/- along road, by 750'+/- deep but has Irregular East line. (see sketch)	2nd Bedroom	: 7 ½ x 11 ½
Taxes	: 2017 \$3,871 (Non-Homestead) w/2017 SEV might Be \$5,271 OR \$3,108+/- Homestead, estimate only not guaranteed*	3rd Bedroom	: 7 ½ x 11 ½
Tax ID#	: 14-130-011-024-00 (Silver Creek Twp)	Bath	: Full Tub/shower
Lake Size	: 36 acres(no-wake)	Bath	: Full shower
School District:	Dowagiac	Living Room	: 10 ½ x 19 ½
Roof	: Shingles	Kitchen	: 8 x 11
Elec Service	: 200 amp	Family Room	: 11 x 12'
Construction	: Frame*	Dining area	: 10 ½ x 11'
Heat	: HVAC propane gas	Foyer	: 4 x 11'
Possession	: At closing	Deck	: 12 x 27'
Water Heater	: 40 gal electric	Porch	: 5 ½ x 10'
Sewer	: Septic type	Garage	: 2 ½ Car detached 24 x 39'
		Buildings	: Pole Barn 14 x 18' 2 Sheds: 8 x 12, 8 x 12

REMARKS: ALSO HAS PRIVATE POND ON PROPERTY! Included: range, ref., Tv w/stand, 2 square tables, bookcase, chest of drawers, 3 beds w/springs/mattresses, pier w/supports, all window treatments, 2 sheds. . *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Dwelling is framed, but may be a manufactured home? 16.5 Ft. wide easement along East property line for neighbor's access driveway on this property.

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