



Jerdon Real Estate, Inc.

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MYSTATEMLS.COM MLS #11026785



PRICE: \$925,000.

LOCATION:

MAGICIAN LAKEFRONT

Address : 95106 62ND Street, Dowagiac MI 49047
Approx Sq Ft : 2,219' (O.D.)(includes porch)
Lot Size : 2.1+/- Acres (includes road area) 100' along shore
 by approx. 1,220' deep (Lot width is 75')
Taxes : 2020 \$10,989 (Non-Homestead) w/2021 SEV might
 be \$10,270+/- OR \$6,361 +/- Homestead estimate
 only not guaranteed*
Tax ID# : 80-12-035-025-00 (Keeler Twp)
Lake Size : 528 Acres
School District: Dowagiac
Roof : NEW 2021 (house)
Elec Service : 200 AMP
Construction : Frame
Heat : HVAC nat gas
Possession : At closing
Water Heater : 38 gal elec
Sewer : Municipal

Beach: Sandy
Street: Public paved
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Crawl space
Water: 5" well/pump

Approx. Built : Unknown
1st Bedroom : Master NEW 13 x 17½
2nd Bedroom : 9 x 11½
3rd Bedroom : 7 ½ x 15½
Bath : Master NEW Full shower
Bath : Full Tub/shower
Living Room : Vaulted 19 x 24'
Kitchen : NEW 10 x 18½
Dining Area : 14 ½ x 20'
Family Rm : 13 x 18½
Porch : Enclosed 10 x 15½
Fireplace : Stone, wood burning
 Separate wood burner
Deck : NEW 16 x 28 (AZEK)
Garages : 2-car attached 23 x 26
 1-Car detached 13½ x 20'
 3-car detached 26 x 35'

REMARKS: Upgrades in Last 5 yrs: Deck, master bedroom & bath, kitchen, ceiling fans, lawn irrigation, interior painting, AZEK deck, lakeside patio & landscape area, and house roof in 2021. Good condition throughout 'walk-in' ready. See furnishings list for included items. Lots of charm throughout! 1-car detached could be converted to "Man-Cave" or bunk room. **See survey;** Property has 100' along shore but is 75' in Lot width by approx.. 1,220' deep; this depth runs across the road and another 600' or so away from the lake as one entire property divided by the public roadway).

*Jerdon cannot guarantee tax estimate but provides to assist the buyer.