



**Jerdon Real Estate, Inc.**

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MYSTATEMLS  MLS #10998716



**PRICE: \$194,900.**

**LOCATION:**

**BIG CROOKED LAKE ACCESS**

**Address** : 66246 Lakeshore Drive, Dowagiac MI 49047  
**Approx Sq Ft** : 1,200 (O.D.)(additional finished in basement 330 SF)  
**Lot Size** : 2 Lots totaling approx 122' on Lakeshore, 72' on Lee  
 , & 90' deep by 106' across back.  
**Taxes** : 2020 \$1,713 (Homestead) w/2020 SEV might be  
 \$2,560 +/- OR \$4,129 +/- Non-homestead estimate  
 only not guaranteed.  
**Tax ID#** : 80-12-175-019-01 (Keeler Twp)  
**Lake Size** : 110 Acres  
**School District:** Dowagiac  
**Roof** : 2019 shingles  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : HVAC natural gas  
**Possession** : At closing  
**Water Heater** : 40 gal gas  
**Sewer** : Municipal

**Approx. Built** : 1991  
**1<sup>st</sup> Bedroom** : 12½ x 19½  
**2<sup>nd</sup> Bedroom** : 9½ x 19'  
**3<sup>rd</sup> Bedroom** : 9 x 13 (basement\*)  
**Bath** : Full Tub/shower  
**Bath** : Full shower (basement)  
**Living Room** : 12½ x 16'  
**Kit/Dining** : 13 x 18½  
**Garage** : 3-Car attached 28 x 40'

**Beach:** Swim/pier  
**Street:** Public paved  
**Siding:** Composition board  
**Walls:** Dry Wall  
**Bsmnt:** Full  
**Water:** 4" sub/well/pump

**REMARKS:** Just 150' to lake access, sandy swim beach & pier. **INCLUDED:** range, ref., washer, dryer, micro wave, all window treatments, & water softener. No boat docking at pier. \*Bedroom basement not code compliant with proper egress window well being sold 'as is'. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.