



Jerdon Real Estate, Inc.

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**PRICE: Was \$155,000. NOW \$145,000.**

**LOCATION:**

**DEWEY LAKEFRONT 'HANDY-MAN' COTTAGE  
OR BUILDING SITE (Parcel #4/#4A)**

**Address:** 51266 Garret Road, Dowagiac MI 49047 **(this site is next to the abutting white house)**  
**Cottage:** Center cottage could be remodeled; 1,008 SF, 3 Bedrooms: 11x11, 7½ x 11, 7½ x 11, Shower Bath, Living Rm: 12 x15, Dining Area: 8 x 12 Kit: 9½ x 10' Enclosed Front Porch: 7½ x 23'; Spike well/pump, 40 amp fuse service, Fuel oil space heater. BARN: 24 x 47' (see photos)  
**Lot Size:** Parcel #4A-Lakefront Area: 86' on lake & road by approx. 45' +/- deep  
Parcel #4: Building area: 76' on road, 63' across back by 198/200' deep.  
**Taxes:** Unknown as this site is presently under a much larger tax parcel not included with this offering. However, if assessed for the asking price, taxes might be \$3,750+/- Non-Homestead (estimate only not guaranteed)  
**Tax ID #:** Part of #14-130-210-020-01 (Silver Creek Twp)  
**Lake Size:** 223 Acres  
**School District:** Dowagiac **Beach:** Sandy  
**Street:** Paved public **Possession:** At closing

**REMARKS:** Township requires that the East cottage & the smaller garage must be removed to comply with setbacks. The larger barn and West cottage could stay if desired. Sewer tap on property for connection. Seller to perform final survey work & land division split with Township. Must cross Garret Road to access shore area.

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







