



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET

MYSTATEMLS® MLS #11115611



PRICE: \$131,500.

LOCATION:

413 First Avenue, Dowagiac, MI

Address : 413 First Avenue, Dowagiac MI 49047
Approx Sq Ft : 1,339'(O.D.)(Includes front porch, not upstairs storage room)
Lot Size : 66' on 1st Ave, by 132 on Union.
Taxes : 2021 \$1,378 (Non-Homestead) w/2022 SEV & as Homestead might be \$1,627+/- estimate only not guaranteed*
Tax ID# : 14-160-100-613-00 (City of Dowagiac)
School District: Dowagiac Union
Roof : NEW 2021 House/garage steel roof
Elec Service : 100 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 37 gal nat gas (2014)
Sewer : City

Approx. Built : Unknown
1st Bedroom : 12 ½ x 15' (2nd Level)
2nd Bedroom : 9 x 9 ½ (2nd Level)
Bath : Full Tub/shower
Living Room : 15 x 23'
Kitchen : 10 ½ x 12 ½
Dining Room : 11 x 12'
Front Porch : 6 x 19'
Back Porch : 4 x 15'
Storage Rm : 6 ½ x 13' (2nd Level)
Garage : 2½ Car detached 26 x 26'

REMARKS: Very good condition house. Modern windows. Washer/dryer in "Michigan type" basement. Lower built-in oven not working. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. House roof installed 2021. SF includes the front porch but not the back porch or storage room upstairs. House was previously treated for termites, was re-inspected in Oct 2022 by licensed exterminator & written report available indicating no active evidence found on this date. Current taxes are Non-homestead as this property was NOT claimed as a principle residence by the owner. If buyer claims a homestead millage rate will go down. However, at the point of sale, taxable value will be unlocked and increased to the current year SEV or assessed value. The estimate above reflects a homestead against the 2022 SEV. Directions: Cass Ave, turn on First Ave to end.