



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #10622752



PRICE: \$179,900

LOCATION:

LITTLE SMITH LAKEFRONT

Address : 58470 Little Smith Lk Drive, Dowagiac MI 49047
Approx Sq Ft : 1,215 (O.D.)
Lot Size : 80' on lake and road by 144' deep.
Taxes : 2018 \$1,903 (Non-Homestead) w/2019 SEV might be \$2,624 +/- estimate only not guaranteed*
Tax ID# : 14-110-018-300-00 (Volinia Twp)
Lake Size : 65 Acres connects to B. Smith 125 a. small engine
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Modular
Heat : Forced Air propane
Possession : At closing
Water Heater : 30 gal elec
Sewer : Septic type

Beach: Some sand
Street: Private gravel
Siding: Wood 1/2 Log
Walls: Dry wall
Bsmnt: Concrete crawl
Water: 5" well/sub pump

Approx. Built : 1989 Friendship Homes
1st Bedroom : 12½ x 13'
2nd Bedroom : 12½ x 12½
Bath : Full Tub/shower
Bath : Full Tub/shower
Living Room : 16½ x 18'
Kitchen : 9 x 11'
Dining area : 9 x 10'
Entry : 6 x 9½
Shed : 10 x 10'

REMARKS: Included: range, ref., micro wave, washer, dryer, din table w/4 chairs, couch, 2 recliners, 2 bar chairs, queen, 2 twin beds all w/springs/mattresses, book shelf, 8 chests of drawers, all window treatments, 3 window AC units, gas grill, swing, glider, deck table & 6 chairs, pier w/supports, pontoon boat with 60 HP outboard engine. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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