



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #10623065



PRICE: WAS \$109,900. NOW \$79,900.

LOCATION:

KELSEY LAKEFRONT*

Address : 23434 Lake Drive, Cassopolis MI 49031
Approx Sq Ft : 1,032 (O.D.)
Lot Size : 1.22 +/- Acre: (3) platted lots total 150' on road, 132' across back by 70/96' deep + lakefront parcel that is 0.97 +/- Acres that has a max depth of 380', a max width of 200', with 32' on the lakefront.
Taxes : 2021 \$1,072 (Non-Homestead) w/2021 SEV might be \$1,947 +/- estimate only not guaranteed*
Tax ID# : 14-040-159-004-00 (LaGrange Twp)
Lake Size : 80 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 60 amp
Construction : Frame/Mobile
Heat : Propane gas + elec
Possession : At closing
Water Heater : 30 gal electric
Sewer : Septic type

Approx. Built : Unknown
1st Bedroom : 11 x 13'
2nd Bedroom : 8 x 10'
3rd Bedroom : 8 x 8'
Bath : Full Tub/shower
Living Room : 14 x 23½'
Kit/Dining : 10 x 27'
Deck : 8 x 12'

Beach: No sand
Street: Public gravel
Siding: Aluminum
Walls: Panel
Bsmnt: Crawl space
Water: Well/pump

REMARKS: Included: range, ref., 2 couches, din table & 4 chairs, 2 double beds w/springs & mattresses, 3 chests of drawers, pontoon boat with outboard engine, riding lawn mower. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Dwelling located on three platted subdivision lots and owner will provide the standard warranty deed & owner's title insurance for these lots, and shall provide a quit-claim deed only for the land between the platted Lots and the water's edge extended. See survey . SELLER RECORDED 'AFFIDAVIT OF ADVERSE POSSESSION' FOR THAT AREA BETWEEN THE PLATTED LOTS & THE WATER'S EDGE ON 3/15/22. SEE COPY ON WEBSITE WHICH ATTESTS TO POSSESSION BACK TO 1967.

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