



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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MYSTATEMLS

MLS #11200511



PRICE: Was \$498,000. Now \$450,000.

LOCATION:

MAGICIAN LAKEFRONT

Address : 31050 Currans Beach, Dowagiac MI 49047
Approx Sq Ft : 720' (O.D.)(also has unfinished walkout)
Lot Size : 50' on lake, 45.7 on road by 154' deep. BackLot:
 46' on road by 25' deep.
Taxes : 2022 \$3,774 (Non-Homestead) w/2023 SEV might
 be \$9,264 +/- estimate only not guaranteed*
Tax ID# : 14-130-280-004-00 & 14-130-341-074-50
Lake Size : 528 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 60 amp
Construction : Frame
Heat : CFA natural gas
Possession : At closing
Water Heater : 40 gal elec
Sewer : Municipal

Beach: Sandy
Street: Public paved
Siding: Vinyl
Walls: Panel
Bsmnt: Walkout
Water: Spike well/jet pump

Approx. Built : Unknown
1st Bedroom : 8 x 9½
2nd Bedroom : 8 x 9'
3rd Bedroom : 8 x 8'
Bath : Full Shower
Living Room : 10½ x 15½
Kitchen : 8 x 12'
Dining Area : 7½ x 12'
Deck : 12 x 23'
Fireplace : Wood burning, Lower level
Garage : 2-Car detached 21 x 24'
 (on backlot)

REMARKS: Great view of the lake & lakeside deck. Backlot with detached garage. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. HOA regs do NOT allow for renting of house. \$20 per year HOA fee.