

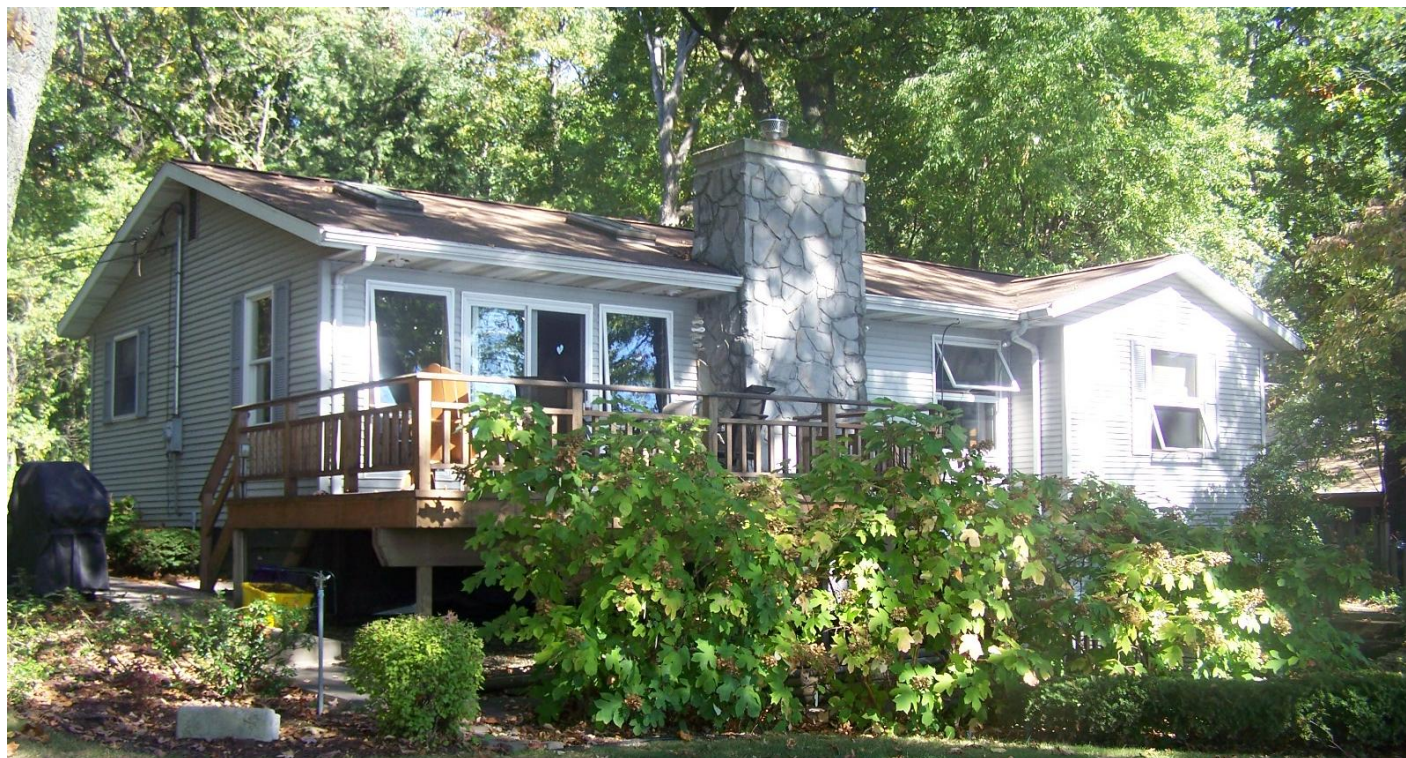


Jerdon Real Estate, Inc.

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PRICE: \$ 284,900

LOCATION:

CABLE LAKEFRONT

Address : 32545 Cable Drive, Dowagiac, MI 49047
Approx Sq Ft : 1,586 (O.D.) Including 316 SF Lower Level Walkout
Lot Size : 49.4' on Lake, 94' along road by 270' deep
Taxes : 2012 \$4,339 + sewer**(Non-Homestead) w/13 SEV
 Might be \$4,012+/- Estimate only not guaranteed*
 14-130-286-047-00
Tax ID# : 14-130-286-048-00 (Silver Creek Twp.)
School District: Dowagiac
Roof : Shingles
Elec Service : 200 Amp
Construction : Frame
Heat : Electric Baseboard
Possession : At close
Water Heater : 50 Gal electric
Sewer : Municipal Sewer, buyer assumes assessment**

Lake Size: 91 Acres
Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Panel/Dry wall
Bsmnt: Partial walkout
Water: Well/Jet pump

Built : Unknown
1st Bedroom : 13 x 14'
2nd Bedroom : 12 x 13'
3rd Bedroom : 9 x 10'
Bath : Full Tub/Shower
Bath : Full Tub/Shower (Lower Level)
Living/Dining : 13 x 31'
Kitchen : 12 x 12'
Deck : 12 x 17'
Court Yard : 20 x 20' Lower Level
Fireplace : Brick, Wood Burning
Workshop : 13 x 22' (Lower Level)
Storage Bldg : 13 x 16 1/2' w/roofed 11x16' Patio

REMARKS: Directions: CR 690 to Haley Road, S (right) on Interlake Road to Cable Drive. Underground sprinkling. Subject to drainage easement over the SW side of the lot. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Remaining sewer assessment another \$466 on tax bill until paid in full w/remaining principle of \$2,513+/- INCLUDED: range, 2 refs., micro wave, washer/dryer, freezer, 4 bar stools, 2 hutches, din table & 6 chairs, corner cabinet, 2 recliners, hutch, 2 arm chairs, 9 lamp tables, 7 table lamps, floor lamp, wine rack, fireplace screen grate & accessories, 3 queen & 2 twin beds all w/springs & mattresses, 2 dressers, 2 chest of drawers, rocking chair, small din table w/2 chairs, TV & stand, 2 window AC units, table saw/bench, water cooler, futon, all window treatments, deck table w/6 chairs, paddle boat, storage chest, bench, pier w/supports, & canoe.

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