



Jerdon Real Estate, Inc.

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PRICE: \$284,900.

LOCATION:

BIG TWIN LAKEFRONT

Address : 52462 Twin Lakeview, Dowagiac MI 49047
Approx Sq Ft : 1,745(O.D.)
Lot Size : Approx. 105'+/- along lake area, 45' on road by 145' deep.
Taxes : 2018 \$1,827 (Homestead) w/2019 SEV might be \$2,387+/- OR \$4,003+/- Non-Homestead estimate only not guaranteed*
Tax ID# : 14-150-153-015-00 (Wayne Twp)
Lake Size : 65 acres (all-sport)
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : HVAC electric furnace
Possession : 30 Days after closing
Water Heater : (2) 30 gal elec
Sewer : Septic type

Beach: Sandy
Street: Public paved
Siding: Vinyl
Walls: Dry wall
Bsmnt: Deep concrete crawl
Water: Well & jet pump

Approx. Built : Unknown
1st Bedroom : 12 x 16½
2nd Bedroom : 8 ½ x 15
Loft area : 8 x 11½, 6 x 12'
Bath : Full Tub/shower
Bath : Full Shower
Living Room : 16½ x 18'
Kitchen : 9 x 10 ½
Dining : 12 x 19'
Entry : 8 x 11'
Decks : 20 x 20, 4 x 56'
Garage : 2-Car detached 22 x 24'
Shed : 8½ x 14'

REMARKS: SHOWN BY APPOINTMENT- OWNER OCCUPIED. Included: range, refrigerator, washer, dryer, micro wave, all window treatments, pier w/supports, sheds . *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)