



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #10620437



**PRICE: \$224,500.**

### LOCATION:

### L. CROOKED LAKE ACCESS

**Address** : 32721 Haley Road, Dowagiac MI 49047  
**Approx Sq Ft** : 2,360(O.D.)(Includes 1,180 finished SF in Lower level)  
**Lot Size** : (2) Lots totaling 185' along road, 225' across back by 135/150' deep.  
**Taxes** : 2018 \$3,409 (Non-Homestead) w/2019 SEV might be \$4,924 Non-H or \$2,948 Homestead +/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-353-092-00 & 14-130-353-093-00  
**Lake Size** : 103 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : Nat gas hot water  
**Possession** : At closing  
**Water Heater** : (2) 50 gal both elec

**Beach:** Sandy-Access\*  
**Street:** Public paved  
**Siding:** Vinyl  
**Walls:** Dry Wall  
**Bsmnt:** Full finished Walkout  
**Water:** 5" well/sub pump  
**Sewer:** Municipal

**Approx. Built** : 1988 Heckaman Homes  
**1<sup>st</sup> Bedroom** : Master 11 x 13 ½  
**2<sup>nd</sup> Bedroom** : 11 x 13'  
**3<sup>rd</sup> Bedroom** : 9 x 9½  
**4<sup>th</sup> Bedroom** : 11 x 11 ½ (Lower Level)  
**Master Bath** : Full Tub/shower  
**Bath** : Full Tub/shower  
**Bath** : Full Shower (Lower Level)  
**Living Room** : 13 x 19'  
**Kit/Dining** : 11 x 18'  
**Family Room** : +2<sup>nd</sup> Kit 22x36' (Lower Level)  
**Laundry Rm** : w/sink 7 x 10' (Lower Level)  
**Deck** : 10½ x 54'  
**Garage** : 3+-Car Detached 28 x 36'  
**Gazebo** : 9 x 16'

**REMARKS:** ACCESS IS PRIVATE AND DIRECTLY ACROSS THE STREET. Access dedication: "...that such non lake-front lot owners shall have the right to access to & egress from the waters of the lake, & full riparian rights at the shore of said Parks, in common with each other; provided, however, that the owner or owners of any such non-lake-front lot shall have the right to keep one boat only at one Park only, which shall be the park which is nearest to such lot." With two trees removed, would have very good view of the lake from house deck. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: range, 2 refs., 2 micro waves, oak trash can, all window treatments, garage door remotes, dining table w/4 chairs, queen, bunk, & 3 twin beds all w/springs/mattresses, night stand, dressers in bedrooms, all shower curtains, all exterior children's playground equipment & swing, couch, swivel chair, dishwasher, washer, dryer, oak linen cabinet, oven, range top, bed box springs, dehumidifier, most plastic furniture.

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