



Jerdon Real Estate, Inc.

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PRICE: Was \$325,000. NOW \$275,000.

LOCATION:

INDIAN LAKEFRONT

Address	: 33152 Hunt Drive, Dowagiac MI 49047	Built	: Unknown
Approx Sq Ft	: 1,563' (O.D.)(Includes 432 SF in Lower level)	1st Bedroom	: 11½ x 12'
Lot Size	: 36' on lake & road by 124/130' deep.	2nd Bedroom	: 10 x 10'
Taxes	: 2016 \$2,817 (Homestead) w/2016 SEV might Be \$3,035 OR \$5,051+/- estimate only not guaranteed*	3rd Bedroom	: 8 ½ x 11'
Tax ID#	: 14-130-031-079-00 (Silver Creek Twp)	Bath	: Full Tub/shower (Remodeled)
Lake Size	: 500 acres	Bath	: Full Shower (Lower level)
School District:	Dowagiac	Living/Dining	: "L" shaped 17 x 25'
Roof	: NEW 2013 deck/shingles	Kitchen	: 8 x 10' NEW 2015
Elec Service	: 200 amp	2nd Kitchen	: 11 x 12 ½' (Lower level)
Construction	: Frame	Family Room	: 12 x 22' (Lower level)
Heat	: HVAC Oil	Pantry	: 5 x 6'
Possession	: At closing	Porch	: Enclosed 10 x 25'
Water Heater	: 30 gal elec.	Fireplace	: Brick, wood burning
Sewer	: Municipal	(4) Decks	: 8x16, 6x10, 3x26, 8x9
		Garage	: 1 ½ Car attached 16 x 19'

REMARKS: NEW upgrades includes windows, roof deck/shingles, 2nd kit & family room, interior painting. Very charming with solid oak floors & brick fireplace, BEST VIEW ON THE LAKE! INCLUDED: range, 2 refs., micro wave oven, dishwasher, washer, dryer, water cooler, din table w/6 chairs, couch & matching chair, 2 recliners, TV & entertainment center, 2 speakers, 5 end tables, 3 chest of drawers, floor lamp, 5 table lamps, floor fan, 2 book shelves, misc table, fireplace screen/grate, queen & king beds w/springs & mattresses; Lower Level; couch, love seat, TV stand, drop leaf table, stack table, all lawn chairs, grill, folding table, tread mill, 3 end tables, desk, swivel chair, floor lamp, water softener, white cabinet, book shelves, outdoor table umbrella, tubes, & \$8,000 pier w/supports.*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)