



Jerdon Real Estate, Inc.

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PRICE: \$159,900.

LOCATION:

LITTLE TWIN LAKEFRONT

Address	: 24861 Twin Shores, Dowagiac MI 49047	Built	: 1988
Approx Sq Ft	: 1,266(O.D.)	1st Bedroom	: 12½ x 13'
Lot Size	: (2) Lots totaling 51' along lake, 50' on road by 100/113' deep.	2nd Bedroom	: 12½ x 13'
Taxes	: 2016 \$1,877 (Homestead) w/2017 SEV might be \$1,980 OR \$3,436+/- Non-Homestead estimate only not guaranteed*	3rd Bedroom	: 9 x 12½ (Walk-through)
Tax ID#	: 14-150-219-010-00 (Wayne Twp)	Bath	: Full Tub/shower
Lake Size	: 43 Acres all-sport	Bath	: Full shower
School District:	Dowagiac	Living Room	: 13 x 18½'
Roof	: Shingles	Kit/Dining	: 11 x 18½'
Elec Service	: 100 amp	Utility	: 5 x 8'
Construction	: Manufactured	Garage	: 2-Car detached 22 x 24' finished
Heat	: HVAC natural gas	(2) Decks	: 11 x 12' (w/awning) 6 x 16'
Possession	: 30 Days after closing		
Water Heater	: 30 gallon gas		
Sewer	: Septic type		

REMARKS: OWNER OCCUPIED ; SHOWN BY APPOINTMENT ONLY. Included: Range, washer, dryer, micro wave oven, sofa, 3 bar stools, deck table w/6 chairs, deck awning, 2 picnic tables, all window treatments, pier w/supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.