



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$139,900. NOW \$119,900.

LOCATION:

MAGICIAN LAKE ACCESS

Address : 62560 Gilmore Avenue, Dowagiac MI 49047
Approx Sq Ft : 1,416 (O.D.)
Lot Size : 42.5' on North side, 34' on road by 105/108' deep.
Taxes : 2016 \$2,083 w/2016 SEV might be \$2,267+/- estimate only not guaranteed*
Tax ID# : 80-12-095-030-00 (Keeler Twp)
Lake Size : 528 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing (tenant)
Water Heater : 30 gal gas
Sewer : Municipal

Beach: Nearby access
Street: Paved public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: Well/pump

Built : Unknown
1st Bedroom : 10 x 10 ½
2nd Bedroom : 9 ½ x 10 ½
3rd Bedroom : 10 ½ x 13 (2nd Level)
4th Bedroom : 11 x 13' (2nd Level)
5th Bedroom : 9 ½ x 12 ½ (2nd Level)
6th Bedroom : 8 ½ x 10' (2nd Level)
Bath : Full Tub/shower
Bath : Full tub/shower (2nd Level)
Living Room : 11 x 15'
Kit/Dining : 14 x 15'
Decks : (2) 10 x 16', 6 x 16'

REMARKS: INCLUDED: range, washer, dryer, water softener, all window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Lake access located directly across the road from house.

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