



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

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MYSTATEMLS

MLS #11006101



PRICE: Was \$212,500. NOW \$179,900.

LOCATION:

Silver Creek Township, Cass County

Address : 33559 Cottonwood Trail, Eau Claire MI 49111
Approx Sq Ft : 1,544' (O.D.)
Lot Size : 83' on road by 82'/119' deep.

Taxes : 2020 \$969 (Homestead) w/2020 SEV might be \$1,247 +/- estimate only not guaranteed*

Tax ID# : 14-130-410-009-00 (Silver Creek Twp)

School District: Dowagiac

Roof : Shingles

Elec Service : 200 amp

Construction : Modular

Heat : HVAC propane gas*

Possession : 45 Days after close

Water Heater : 50 Gal electric

Sewer : Municipal

Street: Private paved

Siding: Vinyl

Walls: Dry Wall

Bsmnt: Full

Water: Supplied by HOA*

Approx. Built : 2007

1st Bedroom : Master 12 ½ x 16 ½

2nd Bedroom : 11 ½ x 12'

3rd Bedroom : 10 x 10 ½

Bath : Master

Bath : Full tub/shower

Living Room : 16½ x 20½

Kit/Dining : 16 x 22'

Laundry : 6 x 15'

Garage : 2-Car attached 20 x 24'

Shed : 10 x 20'

REMARKS: Included: range, one refrigerator, washer & dryer, micro wave oven, blinds but not curtains. *Has buried 500 G. propane tank. *Current HOA fees are \$50 per month which includes HOA well water and private road maintenance. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: From M62, North on Indian Lake Rd, West on School St., N. on River Birch, Left on Cottonwood, on Left.