



Jerdon Real Estate, Inc.

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MYSTATEMLS



PRICE: \$109,900.

LOCATION:

LAKEVIEW INN (Sister Lakes)

Address : 66071 Timmons Road, Dowagiac MI 49047
Approx Sq Ft : 3,192(O.D.)(Main floor 2,249 SF, 2nd Level Living Quarters 943 SF)
Lot Size : (7) Lots 235' on Timmons Rd, 149' on Lakeshore by 71/176' deep.
Taxes : 2017 \$3,518 (Non-Homestead) w/2017 SEV taxes Should be approx the same plus annual sewer*
Tax ID# : 80-12-170-158-01 (Keeler Twp)
School District: Dowagiac
Roof : Shingles/built up
Elec Service : 100/200 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 40 gal gas
Sewer : Municipal, buyer assumes remainder assessment*

Street: Paved Public
Siding: Vinyl
Walls: Knotty pine
Bsmnt: Partial 50%+/-
Water: Well/jet pump

Built : Unknown
Main Dining Commercial : 22 x 28' + 16 x 16'
Kitchen area : 12 x 36'
Seating : Approx 62 inside
 Approx 72 outside
Deck : 20 x 31
Patio : 18 x 20'
Restrooms : Men/Women each

2nd Level: Old time Hotel-like layout w/6 small bedrooms, kitchen, living area & Full bathroom w/long hallway.

REMARKS: Included: liquor license, etc. Sunday sales, carry out, outdoor service (deck), specific purpose permit (food) catering permit, lottery. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Another \$1,642 on tax bill for annual sewer prin/interest until paid in full; remainder prin of approx \$1,682+/- . INCLUDED: cash register, 2 beverage coolers, pop cooler, 2 TV sets, 2 refrigerators, 2 walk-in coolers, 3 metal food prep tables, large range, 2 deep fryers, pizza oven w/table, 17 bar stools, 13 dining tables, 35 chairs, office chair, misc. dining service ware, dishes, pots, pans, 8 picnic tables, bench seats, canopy, 2 outdoor chairs, exterior grill, water softener,

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