



Jerdon Real Estate, Inc.

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MYSTATEMLS MLS #11653000



PRICE: \$298,500.

LOCATION:

L. CROOKED & CABLE LAKE ACCESS

Address : 32640 Jeffrey Drive, Dowagiac MI 49047
Approx Sq Ft : 1,557 (O.D.)
Lot Size : 100' on road by 156' deep.
Taxes : 2025 \$1,885 (Homestead) w/2025 SEV might be \$2,919+/- estimate only not guaranteed*
Tax ID# : 14-130-364-109-00 (Silver Creek Twp)
Lake Size : L. Crooked 103 Acres, Cable 91 A.
School District: Dowagiac
Roof : 2023 Shingles
Elec Service : 200 amp(2023)
Construction : Frame
Heat : HVAC nat. gas*
Possession : At closing
Water Heater : 2023 40 gal gas
Sewer : Septic type

Beach: Accesses
Street: Public paved*
Siding: Alumn
Walls: Dry Wall
Bsmnt: Partial
Water: 2020 5" well/pump

Approx. Built : Estimated 1971+/-
1st Bedroom : 13 x 13'
2nd Bedroom : 9 x 11 1/2'
Bath : Full Tub/shower
Living Room : 13 1/2 x 16'
Kit/Breakfast : 12 1/2 x 19'
Family Rm : 13 1/2 x 16 1/2
Rec Room : 15 1/2 x 21'
Foyer : 8 x 8'
Fireplace : Wood burning limestone
Garage : 1 1/2 Car attached 17 x 21'
Deck : 10 x 25'

REMARKS: *NEW in the last 5 yrs furnace, water heater, water well/pump, roof, & 2024 concrete drive.

*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Partial view of lake from deck! INCLUDED: Range, refrigerator, dishwasher, micro wave, bar ref., washer, dryer, basement ref., water softener, 4 flat screen TVs, all window treatments, garage door remotes (if any), 4 bar stools, whole house Generac generator; Note: Rec room area is slab, partial crawl space under living and family rooms, basement under remainder. Evidence of prior termite treatment. Seller to pay for new termite inspection & water samples. Modern kitchen & kit island. Stainless steel appliances. Modern windows. Lines drawn on aerials are not surveys. Abutting house to West is connected to municipal sewer.