



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #11225240



PRICE: Was \$347,000. NOW \$332,000.

LOCATION:

COUNTRY HOME W/2 ACRES

Address : 50140 Magician Lake Road, Dowagiac MI 49047
Approx Sq Ft : 1,682' (O.D.)
Lot Size : 2.19+/- Acres 272' on rd, 260' across back by
 348/365' deep.
Taxes : 2022 \$2,228.14 (Homestead) w/2023 SEV might be
 \$2,485 +/- estimate only not guaranteed*
Tax ID# : 14-130-002-014-10 (Silver Creek Twp)
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp NEW '20
Construction : Frame
Heat : HVAC natural gas NEW
Possession : At closing
Water Heater : 40 gal gas NEW '20
Sewer : Septic type

Street: Public paved
Siding: Vinyl
Walls: Dry wall
Bsmnt: 75% +/-
Water: 2" well /jet pump

Approx. Built : Estimated 1971* +/-
1st Bedroom : Primary 11 x 13½' Walk-in closet
2nd Bedroom : 10 x 11'
3rd Bedroom : 11 x 12'
Bath : Primary Full Tub/shower
Bath : Full Tub/Shower
Half Bath : In Laundry 6 x 8½'
Living Room : 12 x 20'
Kitchen : 13½ x 16½'
Dining/Family: 13½ x 24'
Rear Deck : 15 x 19'
Garage : 2-Car attached 24 x 25½'
Pole Barn : 24 x 32'; slab/electric.

REMARKS: REMODELED IN 2020 including entire interior, kitchen & baths, dry walling, many windows, doors, HVAC, electric panel, water heater, Many upgrades! 2023 New AC unit, etc. *Items indicate original house may have been built in 1971+/-, Westerly house addition (crawl space) estimated early 1990s, & major remodel 2020. Age is not guaranteed but estimated. Has nearly finished room in basement. Stainless steel appliances. INCLUDED: RANGE, refrigerator, micro wave, dishwasher, washer, dryer, water softener, all window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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