



Jerdon Real Estate, Inc.

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PRICE: Was \$49,900 NOW \$38,500.

LOCATION:

PRIEST LAKEFRONT LOT

Address: Misty Pines Street, Dowagiac MI 49047 (Unit #5, Misty Pines)

Lot Size: 107' along lake, 112' along road by 323/327' deep.

Taxes: 2016 \$775 (Non-Homestead) w/2016 SEV might be \$874+/- **estimate only not guaranteed

HOA: Approx. \$300+/- per year for road maintenance, but varies year to year.

Tax ID #: 14-130-415-005-00 (Silver Creek Twp)

Lake Size: 26+/- Acres, small engine

School District: Dowagiac

Beach: No sand

Street: Paved private

Possession: At closing

REMARKS: Septic system & well permits needed to build. Silver Creek Township building codes in effect.

**Jerdon cannot guarantee tax estimate but provides to assist the buyer. 2013 HOA fees were \$300+/- for snow removal of the road, varies. Misty Pines Master deed & by-law restrictions in effect. See restrictions on our website. 1,500 SF minimum 1-story, 1,800 SF minimum for 2-story, on-site stick built homes only, must have 2-car attached or detached garage, etc. Priest Lake is no-wake lake or small engine. M-152, South on Leach Rd, L. on Priest, R. on Brosnan, R. on Misty Pines to property.

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

