



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$209,000 NOW \$189,900.

LOCATION:

LITTLE SMITH LAKEFRONT

Address : 58466 Little Smith Lk Drive, Dowagiac MI 49047
Approx Sq Ft : 1,141' (O.D.)
Lot Size : 40' on lake & road by 144' deep.
Taxes : 2013 \$2,274 (Non-Homestead) w/2014 SEV might be \$2,703 +/- estimate only not guaranteed*
Tax ID# : 14-110-018-301-00 (Pokagon Twp)
Lake Size : 65 Acres (& connects to Big Smith Lk at 125 Acres)
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Manufactured
Heat : Forced air propane
Possession : At closing
Water Heater : 50 gal elec
Sewer : NEW '05, septic type

Beach: Some sand
Street: Private gravel
Siding: Wood
Walls: Dry wall
Bsmnt: Crawl space
Water: 5" well/pump

Built : 2005
1st Bedroom : Master 11 1/2 x 14 1/2'
2nd Bedroom : 9 x 11
3rd Bedroom : 8 1/2 x 14 1/2'
Bath : Master Tub/shower
Bath : Full Tub/shower
Living Room : 15 x 18'
Kit/Dining : 13 1/2 x 14 1/2'
Fireplace : Wood burning
Decks : 15 x 18, 12 x 12'
Shed : 10 x 12'

REMARKS: INCLUDED: range, ref., washer/dryer, fireplace grate, screen & accessories, all window treatments, 4 vinyl chairs, wood bench, pier w/supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.