



## Jerdon Real Estate, Inc.

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**PRICE: \$99,000.**

### LOCATION:

### BIG TWIN LAKEFRONT

**Address** : 52519 Lakeshore Drive, Dowagiac MI 49047  
**Approx Sq Ft** : 617' (O.D.)  
**Lot Size** : 2 ½ Lots totaling 74.8' lakeside, 51.5 on road by 100' deep.  
**Taxes** : 2015 \$1,436 (Non-Homestead) w/2015 SEV might Be the same +/- estimate only not guaranteed\*  
**Tax ID#** : 14-150-205-017-00 (Wayne Twp)  
**Lake Size** : 63 acres (all-sport)  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Elec wall heaters  
**Possession** : At closing  
**Water Heater** : Electric  
**Sewer** : Septic type

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 8 ½ x 10'  
**2<sup>nd</sup> Bedroom** : 8 x 8 ½'  
**Bath** : Full tub/shower  
**Bath** : Half  
**Living Room** : 9 x 15'  
**Kit/Dining** : 9 ½ x 11'

**Beach:** Sandy  
**Street:** Paved Public  
**Siding:** Wood  
**Walls:** Dry wall/panel  
**Bsmnt:** Crawl space  
**Water:** well/pump

**REMARKS: INCLUDED:** Pontoon boat w/engine. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.