



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: Was \$135,000. Now \$104,300.**

### LOCATION:

### MILL POND LAKEFRONT

<b>Address</b>	: 26088 Randall Road, Dowagiac MI 49047	<b>Built</b>	: 2000 (Fairmont East)
<b>Approx Sq Ft</b>	: 938'(O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 11 x 13'
<b>Lot Size</b>	: (6) Lots totaling approx. 616' along water, 517' along road by 79/157' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 7 ½ x 14'
<b>Taxes</b>	: 2015 \$2,138 (Non-Homestead) w/2016 SEV might Be \$2,156 +/- estimate only not guaranteed*	<b>Bath</b>	: Full tub/shower
<b>Tax ID#</b>	: 14-150-350-008-00	<b>Living Room</b>	: 12 ½ x 19'
<b>Lake Size</b>	: 149 Acres (small engine lake)	<b>Kit/Dining</b>	: 12 x 12 ½'
<b>School District:</b>	Dowagiac	<b>Garage</b>	: 2-Car detached 22 x 24'
<b>Roof</b>	: Shingles		
<b>Elec Service</b>	: 100 amp	<b>Beach:</b>	No sand
<b>Construction</b>	: Mobile	<b>Street:</b>	Paved public
<b>Heat</b>	: CFA propane gas	<b>Siding:</b>	Vinyl
<b>Possession</b>	: 30 Days after close	<b>Walls:</b>	Board
<b>Water Heater</b>	: 30 gal elec	<b>Bsmnt:</b>	Skirted crawl space
<b>Sewer</b>	: Septic type	<b>Water:</b>	4" well/sub pump

**REMARKS:** Amazing amount of water frontage! \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.  
**INCLUDED:** All window treatments. Directions: Dutch Settlement Rd., North on Randall Rd 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)