



Jerdon Real Estate, Inc.

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PRICE: WAS \$178,000 NOW \$159,900.

LOCATION:

403 MCPHIL DRIVE

Address : 403 McPhil Drive, Dowagiac MI 49047
Approx Sq Ft : 1,872' (O.D.)
Lot Size : 120' on road by 165' deep.
Taxes : 2015 \$2,755 (Homestead) w/2015 SEV might be \$3,372+/- estimate only not guaranteed*
Tax ID# : 14-160-200-172-50 (City of Dowagiac)
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : (2014)HVAC nat gas
Possession : At Closing
Water Heater : (2013) 50 gal elec
Sewer : City

Street: Paved public
Siding: Vinyl/brick
Walls: Dry Wall
Bsmnt: Full
Water: City

Built : 1994
1st Bedroom : Master 12 ½ x 17 ½
2nd Bedroom : 11 x 11
3rd Bedroom : 10 ½ x 11 ½
Bath : Master Full/Tub shower
Bath : Full Tub/shower
Living Room : 14 x 20'
Kitchen : 12 x 15 ½
Dining Rm : 10 x 12'
Breakfast : 9 x 9'
Deck : 10 x 16'
Fireplace : Gas log
Garage : 2-car attached 21 x 23' (finished)

REMARKS: INCLUDED: range, ref., microwave, dishwasher, washer, dryer, all window treatments. Finished garage, Andersen windows, solid oak cabinets, tile floors, many closets, lawn irrigation, alarm system, central vacuum. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Furnace and water heater replaced as noted.

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