



Jerdon Real Estate, Inc.

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PRICE: \$235,000.

LOCATION: INDIAN LAKEFRONT (Indian Lake Club, Leased Land)

Address	: 55416 Indian Lake Road, Dowagiac MI 49047	Built	: Remodeled 2011
Approx Sq Ft	: 1,702(O.D.)(814 SF 2 nd Level) + 330 SF above garage	1st Bedroom	: 10 x 11 ½
Lot Size	: Estimated at 40' on Lake & road by 142' deep. Back site: 40' x 60' deep.	2nd Bedroom	: 9 ½ x 13 (2 nd Level)
Taxes	: 2016 \$2,819 (Non-Homestead) w/2017 SEV might Be \$3,193+/- estimate only not guaranteed*	3rd Bedroom	: 13 ½ x 19 ½ (2 nd Level)
Annual Lease	: Includes road maintenance & HOA \$10,250 (2017)	4th Bedroom	: 9 ½ x 13 (2 nd Level)
Tax ID#	: 14-130-505-017-00 (Silver Creek Twp)	5th Bedroom	: 14 x 20' (Above garage)
Lake Size	: 500 Acres	Bath	: Full Shower
School District:	Dowagiac	Bath	: Full Shower
Roof	: Shingles House 2011	Bath	: Half
Elec Service	: 200 amp & 100 amp	Liv/Din Room	: 19 x 23½
Construction	: Frame	Kitchen	: 10 x 11½
Heat	: Elec base w/Central AC	Utility	: 5 x 8½
Possession	: At closing	Decks	: (2) 12 x 24(Azek), 12 x 18'
Water Heater	: 50 gal elec 2011	Garage	: 1 ½ Car detached 12 x 24'
Sewer	: Municipal		

REMARKS: INCLUDED IS \$40,000 worth of furniture & appliances from Pottery Barn, Crate & Barrel, & Imperial Furniture all in the distressed cottage design, granite counter tops, hardwood & tile floors. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Taxes above are for personal property cottage & garage.

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

Indian Lake Club (ILC) is in its 120th year, that's right, this is a leased land community since 1897. The ILC has one master lease for the 21 cottages in the Club that contracts a lease with the landlord. The same landlord has owned the lake property since the 1870s.

Must be a cash deal as a mortgage is not possible. The Club has an HOA, by-laws, and a purchase is subject to Club approval. Very historic and friendly social neighborhood. The average ownership of a cottage in the same family is a remarkable 49 years within the ILC! Club lease with landlord and Club by-laws available upon request.

Several million dollar plus homes built here in the last several years. Home was extensively remodeled in 2011 with granite counter tops, hardwood & tile floors, and complete interior new. \$40,000 in furniture & appliances all from either Pottery Barn or Crate & Barrel with matching built-in cabinetry in the distressed cottage design. VERY PRIVATE LOCATION with peaceful winding small paved road leading through the woods to the shore area. Ideal swimming beach.

INCLUDED: (\$40,000 COST NEW of furniture & appliances)

All window treatments, range, 3 refrigerators, 2 micro wave ovens, dishwasher, washer, dryer, Queen bed with matching night stand & dresser, bath shelf, sectional couch, love seat & recliner, 4 Flat Screen TVs, 2 hutches, desk and chair, end table, white console, wicker sectional & matching coffee table & chair with all cushions, 4 adorndak chairs, 2 lounge chairs, pier w/supports, life jackets, gas grill, deck table w/4 chairs & umbrella, dining table w/6 chairs & bench, 2 additional consoles, 3 sets of bunk beds, twin bed, matching king bed w/round night stand & dresser, garage shelving, king bed at garage, leather couch & love seat, Garage matching console, coffee table, & night stand, 4 table lamps, pine dresser with ref., & pine cabinet. All springs & mattresses.