



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: \$225,500.**

**LOCATION:**

**LITTLE TWIN LAKEFRONT**

**Address** : 24911 Twin Shores Drive, Dowagiac MI 49047  
**Approx Sq Ft** : 1,017(O.D.)  
**Lot Size** : (3) Lots totaling 63' along lake, 73' on road by 80' deep.  
**Taxes** : 2018 \$2,912 (Non-Homestead) w/2019 SEV might be \$3,473+/- estimate only not guaranteed\*  
**Tax ID#** : 14-150-220-034-00 (Wayne Twp)  
**Lake Size** : 43 Acres (all-sport)  
**School District:** Dowagiac  
**Roof** : NEW 2017  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Forced Air nat gas  
**Possession** : At closing  
**Water Heater** : 40 gal electric  
**Sewer** : Septic type

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 8½ x 11½  
**2<sup>nd</sup> Bedroom** : 8½ x 11½  
**3<sup>rd</sup> Bedroom** : 8 x 9½  
**Bath** : Full Tub/shower  
**Bath** : Full Shower  
**Living Room** : 11 x 15½  
**Kit/Dining** : 13½ x 17½  
**Utility Rm** : 5 ½ x 6'  
**Deck** : 11 x 26'  
**Shed** : 8 x 18'

**Beach:** Very Sandy  
**Street:** Public paved  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** 50-50 crawl & bsmt  
**Water:** Well/jet pump

**REMARKS:** Included: range, ref., dining table w/4 chairs, couch, ottoman, day bed, recliner, 2 end tables, queen bed, bunk bed all w/springs & mattresses, 3 chests of drawers, 2 bar stools, all window treatments, pier w/supports . \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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