



**Jerdon Real Estate, Inc.**

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MYSTATEMLS MLS #11736225



**PRICE: \$1,349,000.**

### LOCATION:

### MAGICIAN LAKEFRONT

**Address** : 50575 W. Lakeshore Drive, Dowagiac MI 49047  
**Approx Sq Ft** : 2,885' (O.D.)(Main floor contains 1,506')  
**Lot Size** : (2) Lots totaling 100' on Lk & Rd by 188/222' deep.  
**Taxes** : 2025 \$8,411 (Homestead)  
**Tax ID#** : 14-130-190-012-01 (Silver Creek Twp)  
**Lake Size** : 529 Acres  
**School District:** Dowagiac  
**Roof** : Shingles (2015)  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : (2023) HVAC nat gas  
**Possession** : 30 days after closing  
**Water Heater** : 50 gal elec  
**Sewer** : Municipal

**Beach:** Very sandy  
**Street:** Paved public  
**Siding:** Brick/Vinyl  
**Walls:** Dry Wall/Panel  
**Bsmnt:** Walkout  
**Water:** Well/jet pump

**Approx. Built** : Estimated 1960s +/-  
**1<sup>st</sup> Bedroom** : 11 ½ x 12'  
**2<sup>nd</sup> Bedroom** : 11 x 12'  
**3<sup>rd</sup> Bedroom** : 9 x 10 ½'  
**Bath** : Full Tub/shower  
**Bath** : Full Shower (Lower Level)  
**Living Room** : Vaulted 16½ x 29½  
**Kit/wet bar** : 11 x 19½  
**Foyer** : 5 x 7½'  
**Kit/Dining** : 19 ½ x 29' (Lower Level)  
**Family Rm** : 19 x 22½ (Lower Level)  
**(2) Fireplaces** : Both brick w/gas logs  
**Deck** : Lakeside 17 x 27'  
**Garage** : 1-Car detached 13 x 20'  
**Porch** : Covered 7½ x 17½

**REMARKS:** Large permanent pier, Honeywell whole-house generator serviced in 2025. Lines drawn on aerial photos are approximates, do not represent property lines, is not a survey. Quoted property taxes are not an indication of future taxes based on homestead status & uncapping of taxable value. **INCLUDED:** main floor appliances & built in appliances, lower level ref., range, & dishwasher (but not stainless ref.) generator, shed, pier, all window treatments, raft, paddle boat, dishwasher, 6 bar stools, 4 roll away beds w/mattresses, outside bell, toddler swing, tree swing. SF is outside dimensions. Shown by appointment only. Please do not enter property.