



Jerdon Real Estate, Inc.

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PRICE: Was \$299,900 NOW \$239,900.

LOCATION:

INDIAN LAKEFRONT

Address	: 33104 Hunt Drive, Dowagiac, MI 49047	Built	: Unknown
Approx Sq Ft	: 1,806' (O.D.)(1,230 SF main floor)	1st Bedroom	: 10 x 23'
Lot Size	: Approx. 96.7' along lake, approx. 30' along road frontage by 194/237' deep	2nd Bedroom	: 10 x 12' (2 nd Level)
Taxes	: 2011 \$2,345 (Non-Homestead) w/12 SEV might be \$5,283+/- estimate only not guaranteed*	3rd Bedroom	: 8½ x 10' (2 nd Level)
Tax ID#	: 14-130-031-068-00 (Silver Creek Twp)	4th Bedroom	: 9 x 10½' (2 nd Level)
Lake Size	: 500 Acres	5th Bedroom	: 9½ x 12' (2 nd Level)
School District:	Dowagiac	Bath	: Full tub/shower
Roof	: Shingles	Bath	: Full tub/shower
Elec Service	: 100 amp	Living Room	: 13 x 21'
Construction	: Frame	Kitchen/Din	: 9 x 13½'
Heat	: CFA propane gas	Enclosed	: Lakeside 10 x 19'
Possession	: At closing	Porches:	: Roadside 9 x 22'
Water Heater	: 40 gal elec	Fireplace	: Brick wood burning
Sewer	: Municipal	Deck	: 12 x 20'
	Beach: Very sandy		
	Street: Private gravel		
	Siding: Wood		
	Walls: Dry wall/panel		
	Bsmnt: Crawl space		
	Water: Well/pump		

REMARKS: ONE OF THE BEST VIEWS ON THE LAKE! Large frontage, house needs "TLC". If torn down site ideal for walkout lower level. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: range, ref., 3 twin, 3 double beds all w/springs/mattresses, 5 chests of drawers, dresser, 3 dining tables, 17 chairs, 5 wood arm chairs, desk, couch, wicker of love seat, 3 arm chairs, & 2 coffee tables, 4 lamp tables, large wall mirror, wood chest, fireplace screen & accessories, 5 folding chairs, all window treatments. DIRECTIONS: M-62, N on Indian Lk Rd past Irish-Spartan Pub, take first left.

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