



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #11777273



PRICE: \$199,500.

LOCATION:

BIG TWIN LAKEFRONT

Address : 52202 (Twin) Lakeview Drive, Dowagiac MI 49047
Approx Sq Ft : 1,346' (Inside dimension I.D.)
Lot Size : 50' along lake and road by 140' deep (measures 170' deep to road area)
Taxes : 2025 \$1,910 (Homestead) w/2026 SEV might be \$3,347 OR \$5,753 Non-Homestead estimate only not guaranteed*
Tax ID# : 14-150-156-004-00 (Wayne Township)
Lake Size : 63 Acres all-sport
School District: Dowagiac
Roof : 2024 Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Elec Baseboard
Possession : At closing
Water Heater : 40 gal elec.
Sewer : Septic type

Approx. Built : Unknown (guess is late 1940s)
1st Bedroom : 10½ x 13½
2nd Bedroom : 8 x 14½
Bath : Full Tub/shower 8 x 11'
Living/Dining : 15½ x 30½
Kitchen : 8/11' x 15'
Porch : Enclosed 7½ x 29'
Patio : Lakeside
(2) Fireplaces : Both wood burning brick One w/insert

Beach: Some sand
Street: Public paved
Siding: 2024 Vinyl
Walls: panel/pine
Bsmnt: Full walkout
Water: 2" well/jet pump

REMARKS: Great view of the lake. Unfinished interior and needs a kitchen and a bathroom. However, most of the floor covering is replaced along w/roof, & siding and some interior stud walls / insulation. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Because interior is unfinished, the assessment needs to be appealed as assessor assumes this is a finished home. INCLUDED: pier, extra siding, wood burner, water softener, all window treatments. Full walkout lower level with fireplace on this level also. Plat or subdivision includes a "Beach" dedication for lot owners in plat between lot and water's edge of lake.