



Jerdon Real Estate, Inc.

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**PRICE: \$99,500.**

**LOCATION:**

**406 Fairfield Drive, Dowagiac MI**

<b>Address</b>	: 406 Fairfield Drive, Dowagiac MI 49047	<b>Approx. Built</b>	: 1969
<b>Approx Sq Ft</b>	: 1,368 (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 11½ x 13'
<b>Lot Size</b>	: 90' on road by 260' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 11 x 11½
<b>Taxes</b>	: 2017 \$2,066 (Homestead) w/2018 SEV might be \$2,327 +/- estimate only not guaranteed*.	<b>3<sup>rd</sup> Bedroom</b>	: 9½ x 13
<b>Tax ID#</b>	: 14-160-200-989-00; 14-160-200-179-50	<b>4<sup>th</sup> Bedroom</b>	: 13 x 21 (Basement)
<b>Municipality</b>	: City of Dowagiac	<b>Bath</b>	: Full Tub/shower
<b>School District:</b>	Dowagiac	<b>Bath</b>	: Full Shower
<b>Roof</b>	: 2013 Shingles	<b>Living Room</b>	: 12 x 20'
<b>Elec Service</b>	: 200 amp	<b>Kit/Breakfast</b>	: 10 x 15'
<b>Construction</b>	: Frame	<b>Dining Room</b>	: 12 x 15'
<b>Heat</b>	: HVAC nat gas	<b>Utility</b>	: 13 x 21' (Basement)
<b>Possession</b>	: 30 Days after closing	<b>Family Room</b>	: 13 x 20' (Basement)
<b>Water Heater</b>	: 40 Gal nat gas	<b>Garage</b>	: 2-Car attached 20 x 27'
<b>Sewer</b>	: City	<b>Open Porch</b>	: 5½ x 27'

**REMARKS: Very nice ranch under one owner. Oak floors, quiet location. Extra deep lot. Beautiful rear yard woods.** Included: range, ref., dishwasher, micro-wave, washer, dryer, water softener, all window treatments, garage door remotes. Chair lift NOT included. Has height deed restriction. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.