



Jerdon Real Estate, Inc.

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**PRICE: \$375,000.**

**LOCATION:**

**INDIAN LAKEFRONT (Leased Land)**

**Address** : 55250 Indian Lake Road, Dowagiac  
**Approx Sq Ft** : 2,003(O.D.)(Includes 1,065 SF on main floor)  
**Lot Size** : 33' on Lake & road by 200+/- deep. Back Lot  
 17' on road by 100'+/- deep (approximate)  
**Taxes** : 2017 \$3,056 (Non-Homestead) w/2018 SEV might  
 Be \$5,539 +/- estimate only not guaranteed.  
**Tax ID#** : 14-130-505-037-00 (Silver Creek Twp)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : Propane gas CFA  
**Possession** : 7 Days after closing  
**Water Heater** : 40 gal elec  
**Sewer** : Municipal

**Beach:** Very sandy  
**Street:** Paved private  
**Siding:** Vinyl  
**Walls:** Dry Wall  
**Bsmnt:** Crawl/slab  
**Water:** 5" well/sub pump

**Approx. Built** : 2016 Major re-build\*  
**1<sup>st</sup> Bedroom** : 10½ x 14½ (2<sup>nd</sup> Level)  
**2<sup>nd</sup> Bedroom** : 10 x 13 (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 11 x 16' (2<sup>nd</sup> Level)  
**4<sup>th</sup> Bedroom** : 13½ x 23½ (2<sup>nd</sup> Level)  
**Bath** : Full Shower  
**Bath** : Full Tile Shower (2<sup>nd</sup> Level)  
**Laundry & ½**  
**Bath** : 7 x 7½'  
**Living/Dining** : 19 x 26½'  
**Kitchen &**  
**Snack Bar** : 14½ x 22'  
**Garage** : Attached 17 x 24' (Finished)  
**(2) Sheds** : 10 x 12, 10 x 16'

**REMARKS:** Home is mostly all new except for one smaller area on main floor that was part of original cottage...new construction throughout. Leased Land is a cash transaction and lenders will not finance. Seller might consider seller financing. Annual Lease to land owner is \$5,150 per year & current lease runs to 4/30/2019. Historically, land owner has given 5 year leases. Included: range, ref., micro wave hood, dishwasher, washer, dryer, pier w/supports, 2 sheds, curved couch, large TV, cushioned chair, bath linen cabinet, bunk beds w/springs/mattresses, white dresser, corner ottoman, foosball table, kid's pool table, all window treatments if any. \*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)