



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



MLS #11614727



PRICE: \$399,500.

LOCATION:

BIG CROOKED LAKE ACCESS

Address	67217 Oak Court, Dowagiac MI 49047	Approx. Built	Unknown
Approx Sq Ft	2,016 (O.D.)(1,008 on each floor)	1st Bedroom	11 x 13'
Lot Size	3 Lots; see survey	2nd Bedroom	11½ x 11½
Taxes	2024 \$2,566.30 (Homestead) w/2025 SEV might be \$4,505+/- OR \$6,851+/- Non-Homestead. Estimate Only not guaranteed*	3rd Bedroom	11½ x 11½' (2 nd Level)
Tax ID#	80-12-180-036-00 (Keller Twp)	Bath	Full Shower
Lake Size	110 Acres	Bath	Full Shower (2 nd Level)
School District:	Dowagiac	Family Room	13 x 23'
Roof	Shingles	Liv/Dining	15 x 35' (2 nd Level)
Elec Service	200 amp	Kitchen	8 x 12' (2 nd Level)
Construction	Frame	Laundry	8 x 8' (w/ Utility sink)
Heat	NEW HVAC Nat gas	Deck	12 x 32 Patio: 12 x 32'
Possession	At closing	(2) Fireplaces	Both gas log
Water Heater	NEW '23 40 gal gas	Garage	1½ Car detached 16 x 24'
Sewer	Municipal sewer	Shed	9 x 10'

REMARKS: Included: all appliances, water softener, window treatments, any remaining furniture at time of closing. NEW furnace in Nov 2025, water heater NEW 2023. Prior Survey available. Plat/Subdivision has three owner-only accesses termed 'walks' (See plat) plus another access via an easement over a lakefront Lot. All accesses are nearby and a short walk from property. See website for plat, survey, and easement language. *Property tax estimate is not at all guaranteed and reflects prior year SEV instead of 2026, but is provided to assist the buyer. Walk-in condition, has ample amount of windows and views of the point and lake. Lot-traffic location. Covered deck has panoramic views!