



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$462,500

LOCATION: BIG CROOKED LAKEFRONT (HOME & CABIN)

Address : 67327 Victory Shore Drive, Dowagiac, MI 49047
Approx Sq Ft : 1,520' (506 SF 2nd Level)
Lot Size : 40' on lake & road by 97/100' deep. 2 Backlots total
 80' on road by 53/107' deep (Log cabin on backlots)
Taxes : '07 Taxes \$2,960 + Sewer** (Non-Homestead)
 w/'08 SEV might be \$5,644+/- plus sewer. *Estimate
 only not guaranteed
Tax ID# : 80-12-180-042-00 & 80-12-180-014-00 (Keeler Twp)
Lake Size : 110 Acres
School District: Dowagiac
Roof : NEW '01
Elec Service : 100 Amp
Construction : Frame
Heat : NEW '01 HVAC Nat gas
Possession : At closing
Water Heater : 40 Gal electric
Sewer : Municipal, Assessment owed**

Built : Rebuilt 2001
1st Bedroom : 10 x 10 ½' (2nd Level)
2nd Bedroom : 9 x 11 ½' (2nd Level)
3rd Bedroom : 9 ½ x 10' (2nd Level)
Bath : Full Shower
Bath : Half (2nd Level)
Living Room : 15 x 18'
Kitchen/Dine : 9 ½ x 19'
Fireplace : Wood-burning, limestone
Sleep/Sitting : 7 x 12'
Landing : 6 x 12' (2nd Level)
Porch : 9 ½ x 11' Screened
Patio : 12 x 30'
Deck : 15 x 38'
Shed : 8 x 15'

LOG CABIN: 494 SF, Log siding, knotty pine interior, water well & pump, sewer, fireplace, shingle roof, full shower bath, utility room, kit 6 x 8 ½', liv/din 12 x 21', BR 6 ½ x 6 ½', screened porch 6 x 13 ½'

REMARKS: Lakefront house rebuilt in 2001 with: NEW windows, 2nd story, porch, wiring, electric, plumbing, half-bath, flooring, etc. Vaulted ceilings throughout, abundant recessed lighting, quality windows, light and bright interior with knotty pine, sky lights. NEW '07 AC.

**Another \$1,259.14 for sewer annual principle/interest payment on tax bill for (2) sewer taps until paid in full. Remainder of principle \$8,640. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: M-152, S. on CR 690, Left on Victory Shore Dr.

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

Included with 67327 Victory Shore Drive, Dowagiac, MI 49047:

Shed, pier w/supports, gas grill, all window treatments, outdoor bench, garden hose & reel box, picnic table w/umbrella, 2 deck chairs & 2 end tables, paddle boat, boat lift,

Lakefront Cottage:

Ref., range, microwave, dishwasher, sleeper sofa, 2 blue wicket chairs & end table, dining table w/6 chairs, 2 bar stools, matching couch, love seat, & chair w/all cushions, red plaid chair & ottoman, coffee table & 2 end tables, Toshiba TV, 2 floor lamps, fireplace grate, screen & tools, bamboo love seat w/cushions, brown wicker chair, 2 white porch chairs, red chest of drawers (near stairs), floor fan, most décor baskets, some décor items, most pots, pans, & dishes, 8 table lamps throughout house,

Upstairs Landing area:

2 cushion chairs, 2 end tables, 2 shelves,

Upstairs:

King bed & 4 twin beds all w/springs and mattresses & all bed spreads, pillows, sheets, & bedding, 4 night stands, 2 wood chairs, TV,

Log Cabin:

Range, ref., micro wave, washer, dryer, 4 bar stools, dining table w/ 4 chairs, bunk beds & 2 twin beds all w/springs & mattresses, recliner, floor lamp.



Roadside of lakefront Home.



Lakefront yard w/NEW sidewalk & patio



Knotty pine, dry wall ceiling, fireplace, large kitchen, & wood laminate flooring.



Lakeside porch through the slider.



Sandy beach.



Cozy bedrooms on 2nd Level with ½ Bath too.



This log cabin sits on 2 backlots and Offers: Kit, liv/din, bedroom, Shower bath, fireplace, Washer/dryer, screen porch, shed, knotty pine interior, & abundant parking.