



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: Was \$149,900. NOW \$129,900.**

### LOCATION:

**Address** : 25881 Spring Avenue, Dowagiac, MI 49047  
**Approx Sq Ft** : 3,400 (O.D.)(608 SF in walkout)  
**Lot Size** : 1 +/- Acre: 116' on road, 123' across back, by 342/393' deep.  
**Taxes** : 2011 \$3,830 NON-HOMESTEAD w/2012 AND HOMESTEAD MIGHT BE \$2,685 +/- OWNER IS APPEALING THE ASSESSMENT FOR 2012.\*  
**Tax ID#** : 14-150-320-020-00 (Wayne Twp)  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : HVAC propane  
**Possession** : At closing  
**Water Heater** : 80 gallon electric  
**Sewer** : Septic type

### COUNTRY HOME

**Built** : 1991  
**1<sup>st</sup> Bedroom** : 11 x 16'  
**2<sup>nd</sup> Bedroom** : 11 x 15'  
**3<sup>rd</sup> Bedroom** : 10½ x 15'  
**4<sup>th</sup> Bedroom** : 10½ x 16'  
**5<sup>th</sup> Bedroom** : 10½ x 13'  
**Bath** : Full Tub (whirlpool)  
**Bath** : Full shower (walkout)  
**Bath** : Half  
**Liv/Dining** : 16 x 22'  
**Kitchen** : 10½ x 16'  
**Sitting Room** : 11 x 13'  
**Office** : 8 x 12'  
**Utility** : 6 x 8'  
**Garage** : 16 x 22'  
**(3) Decks** : 12 x 84, 8x51, 8x51'

**REMARKS: Home was used for adult foster care, could be used for assisted living.** \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: Take Marcellus HWY East of Dowagiac, L. on Atwood, Right on Spring to property on right. \*Owner is appealing the 2012 taxable & assessed values. In the event taxable & assessed values are lowered to reflect the asking price above, then Homestead taxes might be \$1,650 +/-. Estimate only not guaranteed & subject to a successful tax appeal.

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