



## Jerdon Real Estate, Inc.

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**PRICE: Was \$69,900. NOW \$49,900.**

### LOCATION:

### MIDDLE CROSSING ROAD, DOWAGIAC, MI

**Address** : 28696 Middle Crossing Road, Dowagiac MI 49047  
**Approx Sq Ft** : 1,560 (O.D.)  
**Lot Size** : (2) Parcels totaling 109' on Middle Crossing & 109' On Wilson Dr by 325' deep. Approx 0.81 acre.  
**Taxes** : 2011 \$1,494 (Non-Homestead) w/2012 SEV might be \$927 Homestead OR \$1,674 +/- estimate only Not guaranteed\*  
**Tax ID#** : 14-130-036-021-00 & 14-130-320-009-00  
**School District:** Dowagiac  
**Roof** : Shingles 2002+/-  
**Elec Service** : 100 amp  
**Construction** : Concrete block  
**Heat** : Hot water/nat gas boiler  
**Possession** : At closing  
**Water Heater** : 50 gal elec.  
**Sewer** : Septic type

**Street:** Paved public  
**Siding:** Block  
**Walls:** Plaster  
**Bsmnt:** None, slab  
**Water:** Well/pump

**Built** : 1950 +/-  
**1<sup>st</sup> Bedroom** : 12 x 13'  
**2<sup>nd</sup> Bedroom** : 11 x 12'  
**3<sup>rd</sup> Bedroom** : Possible, see "Breezeway"  
**Bath** : Full tub/shower  
**Living Room** : 12½ x 25½'  
**Kitchen/Din** : 11½ x 13'  
**Utility** : 8 x 13'  
**Breezeway** : 13 x 16' (could become 3<sup>rd</sup> BR)  
**Fireplace** : Limestone, wood burning  
**Garage** : 2-Car attached 22 x 28'  
**Shed** : 13 x 18'

**REMARKS:** **Very spacious site & extra deep.** Natural gas boiler new in 2002 & roof. Heat is radiant in the floor. \*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)