



## Jerdon Real Estate, Inc.

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**PRICE: \$48,900.**

### LOCATION:

### BIG TWIN LAKEFRONT

<b>Address</b>	: 52560 Lakeview Drive, Dowagiac MI 49047	<b>Built</b>	: Unknown, "Palace" home
<b>Approx Sq Ft</b>	: Mobile 8x30' + addition 12x12'	<b>1<sup>st</sup> Bedroom</b>	: 7 ½ x 8'
<b>Lot Size</b>	: 37' on lake & road by 130' deep.	<b>Bath</b>	: Full Shower
<b>Taxes</b>	: 2014 \$764 (Non-Homestead) w/2015 SEV might be \$1,222+/- estimate only not guaranteed*	<b>Living Room</b>	: 11 x 20½
<b>Tax ID#</b>	: 14-150-152-010-00 (Wayne Twp)	<b>Kit/Dining</b>	: 7½ x 20'
<b>Lake Size</b>	: 63 Acres (all-sport)	<b>Deck</b>	: 8 x 15'
<b>School District:</b>	Dowagiac	<b>(2) Sheds</b>	: 6 x 8', 5 x 7'
<b>Roof</b>	: Rubber	<b>Beach:</b>	Sandy
<b>Elec Service</b>	: 60 amp	<b>Street:</b>	Paved public
<b>Construction</b>	: Mobile	<b>Siding:</b>	Metal/wood
<b>Heat</b>	: Forced air nat gas	<b>Walls:</b>	Panel
<b>Possession</b>	: At closing	<b>Bsmnt:</b>	Crawl space
<b>Water Heater</b>	: 7 gal elec	<b>Water:</b>	Well/jet pump
<b>Sewer</b>	: Septic type		

**REMARKS:** INCLUDED: Range, ref., micro wave, 2 window AC units, kit table w/4 chairs, 2 TV sets, 2 couches, 3 upholstered chairs, 2 picnic tables, 4 outdoor chairs, double bed w/springs & mattresses, 2 end tables, all window treatments, corner table, pier w/supports, 2 sheds, Jon Boat, paddle boat. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

