



## Jerdon Real Estate, Inc.

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**PRICE: \$64,900.**

### LOCATION:

### MAGICIAN LAKE ACCESS

**Address** : 31941 West Lakeshore , Dowagiac MI 49047  
**Approx Sq Ft** : 812' (O.D.)  
**Lot Size** : (2) Lots totaling 100' on road by 150' deep.  
**Taxes** : 2014 \$1,087 (non-Homestead) w/2015 SEV might be \$1,201+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-175-012-00 (Silver Creek Twp)  
**Lake Size** : 528 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Natural gas wall furnace  
**Possession** : At closing  
**Water Heater** : (2) 30 gal elec  
**Sewer** : Septic type

**Built** : 1931 +/-  
**1<sup>st</sup> Bedroom** : 8 x 10'  
**2<sup>nd</sup> Bedroom** : 7 x 9'  
**Bath** : Half  
**Living Room** : 10 x 16'  
**Kit/Dining** : 13 x 15'  
**Sitting Room** : 7 1/2 x 13'  
**Screen Porch** : 8 x 24' (on garage)  
**Garage** : 2-Car detached 24 x 24'

**Street:** Paved public

**Siding:** Vinyl

**Walls:** Panel

**Bsmnt:** Crawl space

**Water:** Well & pump

**REMARKS: INCLUDED:** range, ref., kit table & 4 chairs, 2 couches, 2 recliners, TV set/stand, 3 end tables, 3 drawer cabinet, arm chair, day bed & 2 queen bed all w/springs & mattresses, 2 chest of drawers, water softener, AC unit, riding lawn mower, push lawn mower, & all window treatments. \*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)