



Jerdon Real Estate, Inc.

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PRICE: Was \$287,900 NOW \$277,900.

LOCATION:

CABLE LAKE ACCESS

Address : 32476 Center Street, Dowagiac MI 49047
Approx Sq Ft : Main 2,031(O.D.) Walkout finished area 1,380 SF
Lot Size : (2) Lots totaling 80' on road by 125' deep.
Taxes : 2015 \$2,124 (Homestead) w/2016 SEV might be \$2,011+/- OR \$3,614 Non-homestead estimate only Not guaranteed*
Tax ID# : 14-130-217-037-01 (Silver Creek Twp)
Lake Size : 91 Acres (No engine lake)
School District: Dowagiac
Roof : Shingles (2007)
Elec Service : 200 amp
Construction : Frame
Heat : HVAC nat gas 2 furnaces
Possession : At closing
Water Heater : 40 gal gas
Sewer : Municipal. buver assumes assessment**

Beach: Private access
Street: Paved private
Siding: Vinyl
Walls: Dry wall
Bsmnt: Full walkout
Water: 5" well/sub pump

Built : Addition/Remodel 2007
1st Bedroom : Master 13 x 18½
2nd Bedroom : 11 x 12'
3rd Bedroom : 9 x 11'
Bath : Master Full glass shower
Bath : Full Tub/shower
Bath : Full Shower (Lower Level)
Living Room : 18½ x 30'
Kitchen : 11 x 17'
Dining : 11½ x 17½
Family Room : 16 x 22' (Lower Level)
Rec Room : 18 x 32'
(2) Decks : 14 x 20', 18 x 19'
Patio : 14 x 20'
Garage : 2-Car attached 19 x 21

REMARKS:

INCLUDED: Generac whole-house generator, 2 refrigerators, freezer, 8-person Jacuzzi hot tub, wine refrigerator, drink refrigerator, 2 washers, 2 dryers, all window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Another \$926.93 appears on tax bills for sewer until paid in full; balance of approx. \$3,168+/- remains.