



Jerdon Real Estate, Inc.

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PRICE: WAS \$189,900 NOW \$179,900.

LOCATION:

28728 SARABYN ST., DOWAGIAC MI

Address	: 28728 Sarabyn Street, Dowagiac MI 49047	Built	: 1986
Approx Sq Ft	: 1,878(O.D.)(876 SF 2 nd Level)	1st Bedroom	: 12½ x 16 (2 nd Level)
Lot Size	: (2) Lots totaling approx.. 125' along Sarabyn St by 242' deep (or along Steve St.)	2nd Bedroom	: 12½ x 14 (2 nd Level)
Taxes	: 2016 \$1,856 (Homestead) w/2017 SEV might be \$1,894+/- estimate only not guaranteed*	3rd Bedroom	: 11½ x 12½ (2 nd Level)
Tax ID#	: 14-130-360-023-00 & 14-130-360-028-00	Bath	: Full Tub/shower (2 nd Level)
School District:	Dowagiac	Bath	: Half
Roof	: Shingles (NEW 2013)	Bath	: Shower in basement
Elec Service	: 100 amp	Living Room	: 12 x 21½
Construction	: Frame	Kit/Breakfast	: 10½ x 21'
Heat	: NEW2013 HVAC nat gas	Dining Rm	: 10½ x 12
Possession	: Not before 9/30/17	Sun Room	: 11 x 16½ (1996)
Water Heater	: 40 gal elec	Patio	: 17 x 24'
Sewer	: Septic type**	Front Porch	: 5 x 33'
	Street: Public paved	Garage	: 2-Car attached 24 x 24'
	Siding: Vinyl	Shed	: 10 x 12'
	Walls: Dry wall		
	Bsmnt: Full* unfinished		
	Water: (2) Well/jet pump		

REMARKS: SHOWN BY APPOINTMENT ONLY! BEAUTIFUL SUN ROOM VIEWS ENTIRE 2ND LOT & GROUNDS.

Included: range, 2 refs., dishwasher, washer, dryer, stack washer/dryer, micro wave, water softener, shed, gas grill, all window treatments, garage door openers, 4 couches, basement shelving, freezer, de-humidifier, white cabinets in bedroom. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Septic tank was pumped 6/30/17 has dry well & in 1999 drain field added. Has 2nd irrigation water well & pump by shed. *Crawl space under sun room. Lawn irrigation on both lots. Concrete drive & sidewalk. Hi-efficiency HVAC NEW 2013.

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