



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #10623065



**PRICE: \$109,900.**

**LOCATION:**

**KELSEY LAKEFRONT\***

**Address** : 23434 Lake Drive, Cassopolis MI 49031  
**Approx Sq Ft** : 1,032 (O.D.)  
**Lot Size** : 1.22 +/- Acre: (3) platted lots total 150' on road, 132' across back by 70/96' deep + lakefront parcel that is 0.97 +/- Acres that has a max depth of 380', a max width of 200', with 32' on the lakefront.  
**Taxes** : 2019 \$1,046 (Non-Homestead) w/2019 SEV might be \$1,740 +/- estimate only not guaranteed\*  
**Tax ID#** : 14-040-159-004-00 (LaGrange Twp)  
**Lake Size** : 80 Acres  
**School District**: Dowagiac  
**Roof** : Shingles  
**Elec Service** : 60 amp  
**Construction** : Frame/Mobile  
**Heat** : Propane gas + elec  
**Possession** : At closing  
**Water Heater** : 30 gal electric  
**Sewer** : Septic type

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11 x 13'  
**2<sup>nd</sup> Bedroom** : 8 x 10'  
**3<sup>rd</sup> Bedroom** : 8 x 8'  
**Bath** : Full Tub/shower  
**Living Room** : 14 x 23½'  
**Kit/Dining** : 10 x 27'  
**Deck** : 8 x 12'

**Beach:** No sand  
**Street:** Public gravel  
**Siding:** Aluminum  
**Walls:** Panel  
**Bsmnt:** Crawl space  
**Water:** Well/pump

**REMARKS:** Included: range, ref., 2 couches, din table & 4 chairs, 2 double beds w/springs & mattresses, 3 chests of drawers, pontoon boat with outboard engine, riding lawn mower. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*Dwelling located on three platted subdivision lots and owner will provide the standard warranty deed & owner's title insurance for these lots, and shall provide a quit-claim deed only for the land between the platted Lots and the water's edge extended. See survey .