



Jerdon Real Estate, Inc.

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MYSTATEMLS® MLS #11669364



PRICE: \$399,500.

LOCATION:

L. CROOKED & CABLE LAKE ACCESS

Address : 32745 Haley Drive, Dowagiac MI 49047
Approx Sq Ft : 1,420 (O.D.)
Lot Size : 100' on road by 150' deep.
Taxes : 2025 \$3,775 (Non-Homestead) w/2026 SEV might be \$4,027+/- estimate only not guaranteed*
Tax ID# : 14-130-364-094-00 (Silver Creek Twp)
Lake Size : L. Crooked 103 Acre, 91 Acre for Cable Lk.
School District: Dowagiac
Roof : Shingles NEW '23
Elec Service : 200 amp
Construction : Manufactured Home
Heat : HVAC natural gas
Possession : At closing
Water Heater : 40 gal electric
Sewer : Municipal

Beach: Very Sandy
Street: Public paved
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: 5" well/sub pump

Approx. Built : Estimated 2008
1st Bedroom : Primary 12½ x 14
2nd Bedroom : 10 x 12½'
3rd Bedroom : 9 x 12½'
Bath : Primary Full Shower
Bath : Full Tub/shower
Living Room : 14½ x 18'
Kitchen : 8 x 13'
Dining Area : 9 x 9½'
Laundry : 5½ x 11½'
Patio : 13 x 24'
Deck : 10 x 25'
Fireplace : Wood burning
Garage : 4-Car attached 23 x 38'

REMARKS: INCLUDED: Range, ref., micro wave oven, dishwasher, washer, dryer, all window treatments, garage door remotes, bar in garage. Walk-in condition. View of Lake from deck. Private lot-owner parks on both lakes. See plat language posted on webstie. Walk-in closets, luxury vinyl plan flooring throughout, views both Cable & L. Crooked lakes.

*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Lines drawn on aerials are not survey.