



Jerdon Real Estate, Inc.

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PRICE: Was \$174,900. NOW \$164,900.

LOCATION:

CABLE LAKE ACCESS

Address : 50107 Forest Road, Dowagiac MI 49047
Approx Sq Ft : 1,645 (O.D.)
Lot Size : (4) Lots totaling 160' on road, 120' deep
Taxes : 2017 \$1,906 (Non-Homestead) w/2017 SEV might
 Be \$2,118 +/- estimate only not guaranteed.
Tax ID# : 14-130-217-027-00 & 14-130-217-029-00
Lake Size : 91 Acres (No watercraft engines)
School District: Dowagiac
Roof : NEW 2013
Elec Service : 100 amp
Construction : Manufactured
Heat : Nat gas/elec base
Possession : At closing
Water Heater : 30 gal gas
Sewer : Septic type

Beach: Private accesses
Street: Private gravel
Siding: Vinyl
Walls: Wall board
Bsmnt: Crawl space
Water: NEW 2014 5" sub

Built : 1985
1st Bedroom : 12½ x 13
2nd Bedroom : 11½ x 11½
3rd Bedroom : 8 x 13'
Bath : Full Tub/shower
Bath : Full Tub
Living Room : 13 x 17
Kitchen : 12½ x 13'
Dining area : 13 x 14'
Porch : Enclosed 10 x 16'
Foyer : 5 x 8'
Hot Tub Shed : 12 x 16'
Fireplace : Brick, wood burning
Garage : 1-Car detached
Shed : 8 x 12

REMARKS: New skylights in 2013. INCLUDED: Range, ref., washer, dryer, micro wave, 3 AC units, all window treatments, hot tub, shed, Round table & 6 chairs, bench (hot tub shed), fireplace grate & screen. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: From M-152, West on Sunrise, R on East Side, L on Center, R on Forest. Private access beaches ideal for swimming. Very quiet lake no watercraft engines.

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