



Jerdon Real Estate, Inc.

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MYSTATEMLS



PRICE: \$319,000.

LOCATION:

HEMLOCK ISLAND, MAGICIAN LAKEFRONT

Address : 31436 Hemlock Island, Dowagiac MI 49047
Approx Sq Ft : 1,928(O.D.)(Includes 550' SF in walkout level)
Lot Size : 97' on Lake, 65' across back by 158/164' deep.
Taxes : 2017 \$4,445 (Non-Homestead) w/2018 SEV might be \$4,783+/- estimate only not guaranteed*
Tax ID# : 14-130-295-014-00 (Silver Creek Twp)
Lake Size : 528 Acres
School District: Dowagiac
Roof : 2003
Elec Service : 200 amp
Construction : Frame
Heat : Elec baseboard
Possession : At closing
Water Heater : 50 gal elec
Sewer : Municipal

Beach: Sandy
Street: None
Siding: Wood
Walls: Dry wall
Bsmnt: Full walkout
Water: Well/jet pump

Approx. Built : 1981
1st Bedroom : 11½ x 14'
2nd Bedroom : 10 x 11½
3rd Bedroom : 12 x 17' (2nd Level)
4th Bedroom : 12 x 12 (2nd Level)
Bath : Full Tub/shower
Bath : Full Shower (Lower level)
Living Room : 15 x 18'
Kit/Dining : 8 x 17½
Family Room : 17½ x 22½ , (2nd Level)
 With wet bar
Bonus Room : 11 x 13', (Lower level)
Decks : 14 x 24', 12 x 30
Fireplace : Brick, wood burning

REMARKS: HEMLOCK ISLAND has a mainland lakefront parking Lot with common pier for boat docking, & center island park area. VERY WOODED, SCENIC, & PRIVATE. Annual HOA fee currently \$453 which includes garbage service at parking area, etc. Many personal property items will be included. Island has electricity & municipal sewer. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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