



## Jerdon Real Estate, Inc.

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**PRICE: \$111,500.**

### LOCATION:

### BIG CROOKED LAKE ACCESS

**Address** : 66858 North Drive, Dowagiac MI 49047  
**Approx Sq Ft** : 1,817(O.D.)(Includes back porch, 505 SF on 2<sup>nd</sup> L.)  
**Lot Size** : 3 Lots totaling 210' on road by 150' deep.  
**Taxes** : 2016 \$1,401 (Homestead) w/2017 SEV might be \$1,509 OR \$2,463+/- Non Homestead, estimate only Not guaranteed\*  
**Tax ID#** : 80-12-080-031-00 (Keeler Twp)  
**Lake Size** : 110 Acres  
**School District:** Dowagiac  
**Roof** : House 2013 shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : HVAC nat gas  
**Possession** : 30 days after close  
**Water Heater** : 2016 40 gal gas  
**Sewer** : 1977 Septic type

**Beach:** Sandy access  
**Street:** Paved public  
**Siding:** Wood ½ log  
**Walls:** ½ Log , pine  
**Bsmnt:** Full unfinished  
**Water:** 2008 5" well/pump

**Built** : Est 1930s+/-  
**1<sup>st</sup> Bedroom** : 10½ x 12½  
**2<sup>nd</sup> Bedroom** : 9½ x 12  
**3<sup>rd</sup> Bedroom** : 10½ 12½ (2<sup>nd</sup> Level)  
**4<sup>th</sup> Bedroom** : 9½ x 12 (2<sup>nd</sup> Level)  
**Bath** : Full Tub/shower  
**Bath** : Half (2<sup>nd</sup> Level)  
**Living Room** : 15/19 x 22'  
**Kit/Dining** : 9 x 17 ½  
**Porch** : 11½ x 23 (No HVAC)  
**Sitting area** : 9 x 17' (2<sup>nd</sup> Level)  
**Fireplace** : Fieldstone wood burning  
**Garage** : 2-Car detached 24 x 24'

**REMARKS: Included:** range, ref., washer, dryer, window treatments. Very private location, walking distance to swimming beach access. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: Take M-152, turn South on West Drive, turn Left (East) on North Drive, on left.

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