



Jerdon Real Estate, Inc.

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PRICE: Was \$330,000 NOW \$249,900.

LOCATION:

MAGICIAN LAKEFRONT

Address : 31326 Currans Beach Road, Dowagiac MI 49047
Approx Sq Ft : 875' (O.D.)
Lot Size : 49' on lake, 50' on road by 100/103' deep. Back Lot: 46' on road by 25' deep.
Taxes : 2012 \$3,133 (Non-Homestead) w/2013 SEV might be \$5,566+/- estimate only not guaranteed*
Tax ID# : 14-130-280-033-00 (Silver Creek Twp)
Lake Size : 528 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : Nat gas space heater
Possession : At close
Water Heater : 15 gal electric
Sewer : Municipal, buyer assumes assessment**

Beach: Sandy
Street: Paved public
Siding: Alumn
Walls: Panel
Bsmnt: 30%
Water: well/pump

Built : Unknown
1st Bedroom : 11½ x 11½'
2nd Bedroom : 8½ x 11'
Bath : Full shower
Bath : Half
Living Room : 12½ x 17'
Kit/Dining : 11 x 14'
Porch : Enclosed 9 x 17'
Garage : 1-car 14 x 20' detached
Shed : 8 x 8'
Deck : 4 x 15'

Neighborhood: Curran's Beach

REMARKS: INCLUDED: range, ref., AC unit, space heater, hutch, 2 couches, 2 double, roll-away, & bunk beds all w/springs & mattresses, 3 chests of drawers, TV, arm chair, patio table w/4 chairs, all window treatments, River Cruiser pontoon boat/motor, Rinker speed boat with motor & trailer, shed, Jet ski, & pier w/supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Another \$456 appeared on tax bill for annual sewer prin/interest with principle balance of \$2,485 remaining which can be paid in full anytime.

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