



Jerdon Real Estate, Inc.

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PRICE: WAS \$149,900 NOW \$143,900

LOCATION:

MAGICIAN CHANNELFRONT 2 COTTAGES

Address : 50820 West Bay Road, Dowagiac, MI 49047
Approx Sq Ft : 410 (O.D.)
Lot Size : 1 1/2 Lots totaling 43' on water, 86' across back by 83/108' deep. 2 backlots: 108' on M-152 by 40' deep +/-
Taxes : '08 Taxes \$1,313 (Non-Homestead) w/'09 SEV might be \$3,811 +/- *Estimate only not guaranteed
Tax ID# : 14-130-260-050-00 14-130-260-017-01 (Silver Crk)
Lake Size : 528 Acres
School District: Dowagiac
Roof : NEW 2008
Elec Service : 60 Amp
Construction : Frame
Heat : Nat gas wall furnace
Possession : At closing
Water Heater : 30 gal electric
Sewer : Municipal sewer, assessment paid

Built : Unknown
1st Bedroom : 7 1/2 x 10'
2nd Bedroom : 7 1/2 x 10'
Bath : Full Shower
Living/Dining : 12 x 13 1/2'
Kitchenette : 6 x 8'
Deck : 8 x 20'
Neighborhood:

Beach: No sand
Street: Priv & Public Paved
Siding: Aluminum
Walls: Knotty Pine
Bsmnt: None, slab
Water: Well/pump (shared)

YELLOW COTTAGE (back): 484 SF; 60 Amp elec; (2) bedrooms 8 x 10', 8 x 10'; Liv/Din 13 x 15'; Kitchenette 7 1/2 x 8'; Full Shower; Elec water heater; Gas space heater; Deck 8 x 22'.

REMARKS: Great opportunity for rental, guest cottage, or larger family. Located on a nice channel. Use the lake's sand bars to swim.

White Cottage includes: Range, refrigerator, microwave, couch, 2 upholstered chairs, dining table, 3 chairs, TV & stand, 2 lamp tables, 2 double beds w/springs & mattresses, 2 chests of drawers, deck table & 4 chairs. Yellow Cottage includes: Range, refrigerator, couch, upholstered chair, 2 lamp tables, TV & stand, dining table & 4 chairs, 2 double beds w/ springs & mattresses, dresser, chest of drawers, 2 table lamps, window treatments, 2 storage sheds, deck table & 4 chairs. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

