



Jerdon Real Estate, Inc.

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MLS #11118029



PRICE: \$459,900. (West Parcel)

LOCATION: INDIAN LAKEFRONT, BUILDING SITE (existing Block House)

Address	: 33132 Hunt Drive, Dowagiac MI 49047	Approx. Built	: Est 1950s
Approx Sq Ft	: Est 1,500 (O.D.)	1st Bedroom	: House is in bad condition
Lot Size	: All approx until new survey: 86' +/- on lake, 70'+ On road by 163/214' deep.	2nd Bedroom	: X
Taxes	: 2021 \$3,675 (Non-Homestead) w/2022 SEV might be \$10,175+/- estimate only not guaranteed*	3rd Bedroom	: X
Tax ID#	: 14-130-031-070-00 (Silver Creek Twp)	Bath	: X
Lake Size	: 500 Acres	Bath	:
School District:	Dowagiac	Living Room	: X
Roof	: X	Kitchen	: X
Elec Service	: X	Dining Area	: X
Construction	: Block	Fireplace	: X
Heat	: X		
Possession	: At closing	Beach:	Very sandy
Water Heater	: X	Street:	Private
Sewer	: Municipal	Siding:	Block
		Walls:	Panel
		Bsmnt:	partial
		Water:	Modern 5" well

REMARKS: House is likely a tear-down. Has tremendous view of lake, sand beach, and great location for new construction. Ideal for walkout lower level construction. Very quiet & private area. THIS IS THE LIGHT GREEN BLOCK HOUSE, OR WEST PARCEL. We also have the abutting parcel to the East for sale (has a blue sided house on it). Both parcels are owned by the same seller and can be bought together totaling approx 172' on the lake, and approx 120' on the road. Exterior blocks are deteriorated in some areas, water in basement previously, *Jerdon cannot guarantee tax estimate but provides to assist the buyer. If house is demolished, obtain a demo permit to make sure structure is removed from tax bill. Lines are not survey.

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



This parcel is the left-or light green block house (West parcel). Right parcel Is also 'for sale'. Not a survey.



Left parcel (or West). Looking North. Not a survey.



Looking South, this is the right parcel or West parcel. Not a survey.



Left house or light green house.



Left house.