



**Jerdon Real Estate, Inc.**

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MYSTATEMLS® MLS #11194606



**PRICE: \$270,000.**

**LOCATION:**

**INDIAN LAKEFRONT (LEASED LAND)**

**Address** : 55110 Indian Lake Road, Dowagiac MI 49047  
**Approx Sq Ft** : 1,055'  
**Lot Size** : Approximate measured at 59' along lake & road by 100'/110' +/- deep\*.  
**Annual Lease** : 2023 \$5,550 2024 \$5,625 2025 \$5,700  
**Taxes** : 2022 \$1,425 (Non-Homestead) w/2023 SEV might be \$2,602+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-505-057-00 (Silver Creek Twp)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : 2017 Metal  
**Elec Service** : 100 amp(2017)  
**Construction** : Frame  
**Heat** : Elec baseboard  
**Possession** : At closing  
**Water Heater** : 40 gal elec (2017)  
**Sewer** : Municipal

**Approx. Built** : Unknown, remodel 2017  
**1<sup>st</sup> Bedroom** : 10½ x 10½  
**2<sup>nd</sup> Bedroom** : 10½ x 10½  
**3<sup>rd</sup> Bedroom** : 9½ x 10½  
**Bath** : Full Shower (Tile)  
**Living Rm** : 13 x 13' (vaulted ceiling)  
**Kit/Snack bar** : 8 x 13' (Tile)  
**Dining/Foyer** : 7½ x 23½ (bar)  
**Deck** : 10 x 30'  
**Shed** : 10 x 14' (2017)

**Beach:** Very Sandy  
**Street:** Public paved  
**Siding:** Cement Board  
**Walls:** Dry wall  
**Bsmnt:** Crawl space  
**Water:** 2017 Well/jet pump

**REMARKS: Newly remodeled (2017)** with the best in materials and cottage décor . Matching granite counter-tops throughout, tile bath & kitchen, built-in bar & snack bar, vaulted living rm ceiling, all new windows, siding, roof, doors, interior, electrical, plumbing, water well, flooring, dry wall, etc. Must pay cash as mortgages are not available for personal property cottages on leased land. \*Measuring of site is a general estimate not based on any survey. Buyer to receive a new 5-yr lease at time of closing. No short term leasing or sub-leasing. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: Range, ref., microwave oven,. all window treatments, water softener (needs service), pier w/supports, shed, Dining table w/2 chairs and bench, 'sea shell' chair, matching end and coffee tables, living room rug, sectional sofa w/cushions, sofa table (under TV), dresser w/mirror, two additional dressers, bunk beds w/springs & mattresses, White metal double bed w/springs & mattresses, 2 matching night stands.