



Jerdon Real Estate, Inc.

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MLS #11290319



PRICE: Was \$383,000. NOW \$369,000.

LOCATION:

EDGE OF TOWN, DOWAGIAC

Address : 27785 Burmax Park, Dowagiac MI 49047
Approx Sq Ft : 2,368 (O.D.)(Includes 1,027 SF 2nd Level)
Lot Size : (pentagon shaped) 71' along road, 266' deep on North line, 218' along back, 120' deep on South line, then 246' deep NWesterly to road.
Taxes : 2023 \$3,788(Homestead) w/2024 SEV might be \$6,416+/- estimate only not guaranteed*
Tax ID# : 14-160-300-955-00 (City of Dowagiac)
School District: Dowagiac
Roof : NEW 2015+/- Shingles
Elec Service : 70 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 40 gal. natural gas
Sewer : Septic type, NEW '03 drain-field

Street: Public paved
Siding: Brick/ alum.
Walls: Plaster
Bsmnt: Full
Water: City

Approx. Built : 1962
1st Bedroom : Primary 13x14 ½ (2nd Level)*
2nd Bedroom : 12 x 13' (2nd Level)
3rd Bedroom : 10 ½ x 13 ½ (2nd Level)
4th Bedroom : 10 x 10 ½ (2nd Level)
Bath : Primary Full Shower (2nd Level)
Bath : Full Tub/shower (2nd Level)
Bath : Half
Living Room : 13 x 19' w/Fireplace
Kitchen : 10 ½ x 12'
Breakfast : 8 ½ x 12' **Laundry:** 7½ x 11'
Dining Room : 10½x12' **Sitting Rm:** 10½x13½
Garage : 2½- Car attached 24 x 26'
Pool : **NEW 2020** 20 x 40' (nat. gas)
Fireplace : Brick, gas log
Garage : 2 ½ Car attached 24x26'

REMARKS: In-ground pool in 2020 with concrete slab, fencing, filter, & natural gas service line to existing heater.

*Primary bedroom & bathroom has walk-in closet plus two additional double closets. Fireplace & chimney converted to natural gas log. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Lawn irrigation, Pool House w/snack bar 7½ x 17', concrete stamped patio 20 x 24'. Septic had drain field installed in 2003; septic tank pumped May 2024. Many built-ins, all stainless steel appliances. INCLUDED: all window treatments, pool accessories, range, refrigerator, double built-in ovens, micro wave, dishwasher, washer, dryer, garage door remotes, water softener. See aerial sketch forthcoming.