

**Jerdon Real Estate, Inc.**

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET**MySTATEMLS** **MLS #11344596****PRICE: \$990,000.****LOCATION:****LITTLE SMITH LAKEFRONT**

Address	: 58180 Indian Lake Rd., Dowagiac MI 49047	Approx. Built	: 1993-1995
Approx Sq Ft	: 2,643(O.D.)(Includes 1,063 SF 2 nd Level)	1st Bedroom	: 13½ x 14'
Lot Size	: 70+/- Acres	2nd Bedroom	: Primary 13 x 17' (2 nd Level)
Taxes	: SEE BELOW. 2023 \$5,233(Homestead)	3rd Bedroom	: 12 ½ x 16' (2 nd Level)
Tax ID#	: 14-110-018-299-09; 14-110-018-299-13 (Pokagon) 11-04-018-299-13 (Berrien Twp)	Primary Bath	: Separate Tub & Shower (2 nd L.)
Lake Size	: Both lakes total 186+/- Acres, small engine	Bath	: Full Tub/shower
School District:	Dowagiac	Bath	: Full Shower (2 nd Level)
Roof	: Metal	Living Room	: 16 x 19½
Elec Service	: 200 amp	Kitchen	: 11½ x 13½
Construction	: Frame	Dining Area	: 10 x 17'
Heat	: Geo Thermal**	Foyer:	5 x 10'
Possession	: 30 Days after closing	Laundry	: 5½x9½
Water Heater	: Elec (2) 40 gal each	Screen Porch	: 5 ½ x 25'
Sewer	: Septic type	Fireplace	: Gas log marble surround
		Garages	: 1½ Car attached 15½x21 2½ Car Lower level 22x27'

REMARKS: Included: refrigerator, built-in stove top & oven, micro wave (not working), washer/dryer, dishwasher, all window treatments, upstairs desk, dining room corner cabinet, water softener, wood boiler, firewood, firewood awning, ****Also has alternate heating via wood boiler system. All bedrooms have walk-in closets both garages are finished-insulated & walkout garage is heated.** Contact assessor for more information, but tax parcel 14-110-018-299-09 (vacant 55 acres) is being incorrectly assessed as lakefront which has caused for it to be over assessed. Assessor has asked that it be appealed for March B.O.R. to be corrected. In the event the SEV can be successfully corrected, using the 2024 corrected SEV, taxes may be estimated at \$12,881+/- (Homestead) for all three parcels. Jerdon does not warrant or guarantee estimate whatsoever but provides it to assist the buyer. ACCESS TO SNOWMOBILE TRAIL ACROSS ROAD.

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