



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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MYSTATEMLS

MLS #11156506



PRICE: \$195,500.

LOCATION:

INDIAN LAKE ACCESS & VIEW (LEASED LAND)

Address : 33070 Hunt Drive, Dowagiac MI 49047
Approx Sq Ft : 1,143' (O.D.)(415 SF 2nd Level)
Lot Size : 48' on road, 40' across back by 71/85' deep.
 Parking area across the road.
Taxes : 2022 \$2,410 (Non-Homestead) w/2022 SEV might
 be \$2,462 +/- estimate only not guaranteed*
Tax ID# : 14-130-515-003-00 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : Wall Furnace gas
Possession : At Closing
Water Heater : 28 gal elec
Sewer : Municipal

Beach: Access Very sandy
Street: Private gravel
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: well/pump

Approx. Built : Unknown
1st Bedroom : 9 ½ x 10 (2nd Level)
2nd Bedroom : 7 ½ x 13 (2nd Level)
3rd Bedroom : Walk-through 9½ x 12½ (2nd L.)
Bath : Full Shower
Bath :
Liv/Dining : 13 x 27
Kitchen : 7 x 13½'
Deck : 11 x 19'

REMARKS: Private mooring of one-boat docking at private common pier just 200 ft away. Gorgeous view of lake right from the living room or deck. Interior needs finishing and is ready for trim, casing, and floor covering. Lake has sand bar areas for swimming. Must pay cash as no mortgages are available with personal property cottages on leased land. Annual lease amount \$4,227.34 due each May 1st. Buyer assumes remainder of lease w/term ending April 30, 2026. Has area across road for parking. *Jerdon provides estimate to assist buyers but does not guarantee this amount.

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