



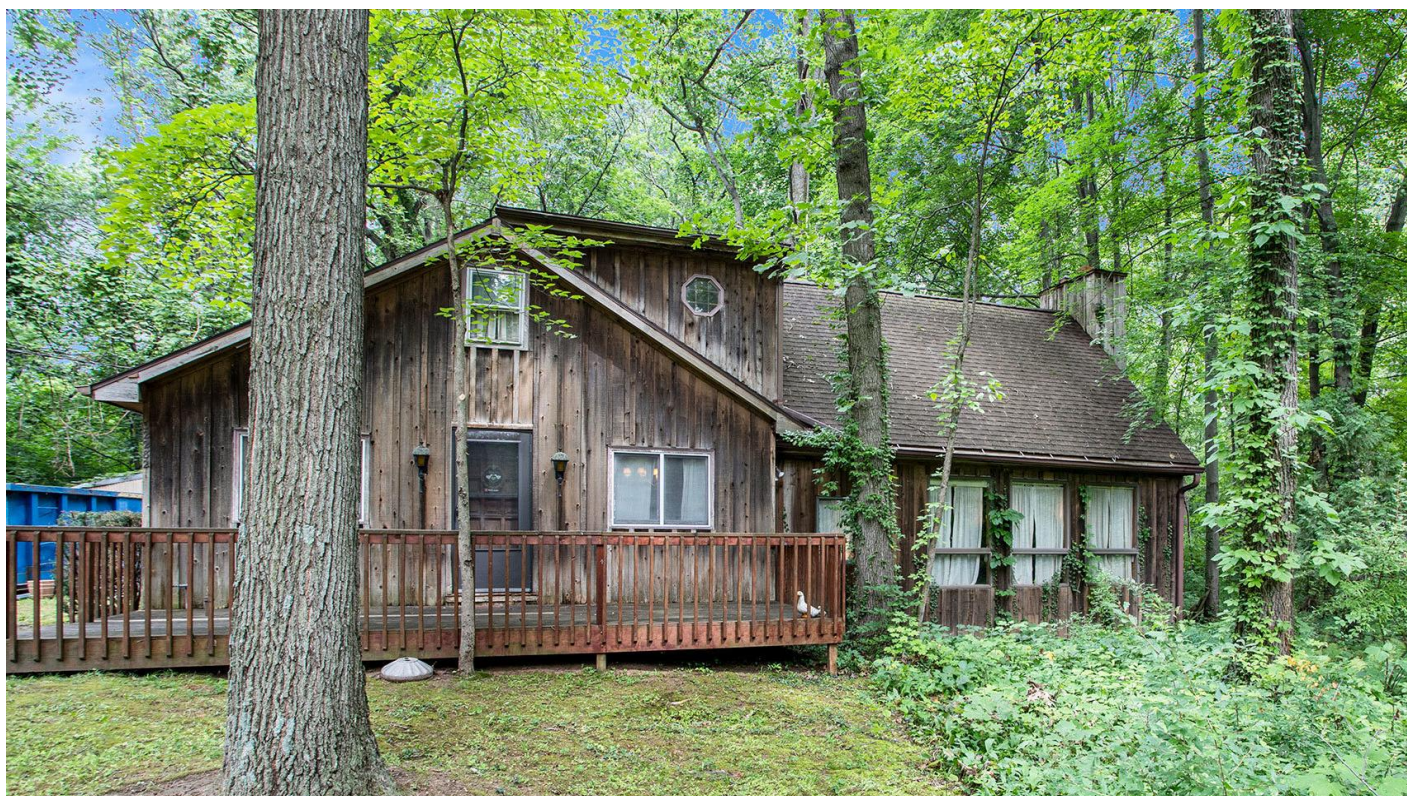
**Jerdon Real Estate, Inc.**

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MYSTATEMLS MLS #11198500



**PRICE: Was \$249,500. NOW \$225,900**

**LOCATION:**

**CABLE LAKE ACCESS (Wildwood)**

**Address** : 32282 Center Street, Dowagiac MI 49047  
**Approx Sq Ft** : 1,870 (O.D.)(Includes 484 SF 2<sup>nd</sup> Level)  
**Lot Size** : 6 Lots totaling: 120' on Rd/Back by 245' deep.  
**Taxes** : 2022 \$2,849 (Non-Homestead) w/2023 SEV might be \$5,069 +/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-218-030-00 (Silver Creek Twp)  
**Lake Size** : 90 Acres (no engines)  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : (2) 100 amp boxes  
**Construction** : Frame  
**Heat** : Nat gas forced air + elec baseboard  
**Possession** : At closing  
**Water Heater** : (2) Elec  
**Sewer** : Septic type

**Beach:** Private accesses  
**Street:** Private paved  
**Siding:** Wood  
**Walls:** Panel  
**Bsmnt:** Partial/crawl  
**Water:** 2" well/pump

**Approx. Built** :  
**1<sup>st</sup> Bedroom** : 11 x 11'  
**2<sup>nd</sup> Bedroom** : 12 ½ x 14' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 8 x 15' (2<sup>nd</sup> Level)  
**Bath** : Full Tub only  
**Bath** : Full Shower (2<sup>nd</sup> Level)  
**Living Room** : 17 x 21 (Vaulted Ceiling)  
**Kit/Breakfast** : 11 x 12'  
**Dining Area** : 11 x 12'  
**Office** : 10 ½ x 11'  
**Entry** : 4 x 11½  
**Deck** : 9 x 24'  
**Fireplace** : Wood burner w/fieldstone  
**Pole Barn** : 24 x 40' (needs new roof)

**REMARKS: Very spacious and private setting.** Enjoy private lake access sites with the "Main Beach" offering a sugar sand swimming area, pavilion & more. Wildwood HOA has affordable \$150 annual fee to maintain private lake accesses & to plow private roads. House serviced by private septic and water well. Detached garage was recently removed but slab remains and electric feeds saved- also contained the washer/dryer. Pole barn needs roof replacement. Has a platted but un-built private 'road' abutting its East side (2<sup>nd</sup> Street is approx. dedicated as 30' wide). \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.