



**Jerdon Real Estate, Inc.**

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MYSTATEMLS MLS #11028062



**PRICE: \$149,500.**

**LOCATION:**

**INDIAN LAKE ACCESS & VIEW (LEASED LAND)**

**Address** : 33074 Hunt Drive, Dowagiac MI 49047  
**Approx Sq Ft** : 867' (O.D.)  
**Lot Size** : 40' on road by 85/96' deep. Parking area across the road.  
**Taxes** : 2020 \$1,319 (Non-Homestead) w/2021 SEV might be \$1,296+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-515-002-00 (Silver Creek Twp)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : NEW 2021  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Wall Furnace gas  
**Possession** : At Closing  
**Water Heater** : Elec  
**Sewer** : Municipal

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11 x 16' (2<sup>nd</sup> Level)  
**Bath** : Full Shower  
**Bath** :  
**Living Room** : 11 x 20½  
**Kitchen** : 11 x 13½'  
**Patio** : 12 x 24'  
**Fireplace** : Wood burning  
**Shed** : 8 x 10'

**Beach:** Very sandy  
**Street:** Private gravel  
**Siding:** Vinyl  
**Walls:** Pine/dry wall  
**Bsmnt:** Crawl space  
**Water:** 5" well/sub pump

**REMARKS:** Private boat docking at private common pier at yacht club just a few hundred feet away. Gorgeous view of lake right from the living room or patio. Many new items in 2021: roof, eave coverings, flooring, furniture, appliances, interior work, etc. Lake has sand bar areas for swimming. Must pay cash as no mortgages are available with personal property cottages on leased land. 2021 annual lease amount \$4,227.34 due each May 1st. INCLUDED: portable Coleman hot tub, patio table and 4 chairs, gas grill, fire pit, 2 red chairs & end table, shed, new Kenmore gas range/convection/air fryer oven, new Kenmore refrigerator/freezer with ice maker, microwave oven, Keurig coffee maker, breakfast table and 4 cushioned chairs, 2 portable AC/Heat/Dehumidifier units, black dresser, 2 flat screen TVs, wood bench, white faux leather sectional w/ 2 ottomans, all window treatments, queen size bunk bed set with stairs/drawers, ladder and bedding, black faux leather sectional couch, floor lamp, black bench, 4 counter stools, kayak