



**Jerdon Real Estate, Inc.**

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**MYSTATEMLS**



**PRICE: Was \$165,000 NOW \$159,900.**

**LOCATION:**

**FINCH LAKEFRONT**

<b>Address</b>	: 16039 Oak Street, Decatur MI 49045	<b>Built</b>	: Estimated 1946+/-
<b>Approx Sq Ft</b>	: 1,013 (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 10 x 10 ½
<b>Lot Size</b>	: 52' along lake, 50' on road by 86/98' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 8 ½ x 10 ½
<b>Taxes</b>	: 2017 \$616 (Homestead) w/2017 SEV might be \$1,899 OR \$3,009+/- Non-Homestead; estimate only Not guaranteed* see additional tax bill items below*	<b>Sleeping Area</b>	: In basement
<b>Tax ID#</b>	: 14-140-300-015-00 (Volinia Twp)	<b>Bath</b>	: Full tub/shower
<b>Lake Size</b>	: 114 Acres*	<b>Kitchen</b>	: 6 ½ x 7 ½
<b>School District</b>	: Marcellus	<b>Breakfast</b>	: 7 ½ x 9 ½
<b>Roof</b>	: 2013 shingles	<b>Living Room</b>	: 17 x 19
<b>Elec Service</b>	: 100 amp	<b>Den</b>	: 10 ½ x 16 ½
<b>Construction</b>	: Frame/some block	<b>Deck</b>	: 11 x 26
<b>Heat</b>	: 2010 HVAC propane	<b>(2) Sheds</b>	: 6 x 13, 6 x 8
<b>Possession</b>	: At closing		
<b>Water Heater</b>	: 40 gal gas		
<b>Sewer</b>	: Municipal, buyer assumes assessment*		

**REMARKS:** \*Connects to several other lakes by boat for 600 acres of water access. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$548 appears on tax bill for sewer assessment annual prin/interest payment until paid in full. Remaining balance of approx \$6,525+/- . NOT INCLUDED: wood burner in basement, Wood eagle on top of post; INCLUDED: range, ref., portable dishwasher, washer, dryer, micro wave, most dishes, pots pans, toaster, coffeemaker, dining table w/4 chairs, Primo water dispenser, all window treatments, pier w/supports, BR TV, double & 2 queen beds w/springs & mattresses, sleeper sofa, desk & chair, 2 file cabinets, couch, love seat, 2 recliners, cushioned chair, rocker, 2 end tables, misc chair, Lifetime storage box, deck table & 4 chairs.