



Jerdon Real Estate, Inc.

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PRICE: WAS \$329,500. NOW \$299,000.

LOCATION:

BIG FISH LAKEFRONT

Address : 51887 Welcher Drive, Marcellus, Mi 49067
Approx Sq Ft : 1,919'
Lot Size : 75' on lake & road by 288/302' deep.
Taxes : 2012 \$4,351 (Non-Homestead) w/2013 SEV might
 Be \$3,941 +/- estimate only not guaranteed**
Tax ID# : 14-050-007-035-00 (Marcellus Township)
Lake Size : 340 Acres* **Beach**: Some sand
School District: Marcellus **Street**: Private gravel
Roof : NEW 2009 **Siding**: Alumn
Elec Service : 200 Amp **Walls**: Dry wall & panel
Construction : Frame **Bsmnt**: Crawl space
Heat : NEW '09 HVAC propane
Possession : At closing
Water Heater : 40 gallon elec **Water**: 5" well/submersible
Sewer : Municipal, buyer assumes remaining assessment**

Built : 1954, additions '87
1st Bedroom : 12 ½ x 20'
2nd Bedroom : 11 ½ x 12'
3rd Bedroom : 11 x 11'
Bath : Full Shower
Bath : Full Shower
Living Room : 15 x 19 ½'
Great Room : 15½ x 27'
Kitchen : 11 x 13'
Dining area : 9½ x 11'
Fireplace : Limestone (Liv. Rm)
Wood Burner : Master BR
Garage : 1-car detached 16 x 24'
Deck : 16 x 20'
Neighborhood: "Welcher Drive"

REMARKS: INCLUDED: washer, dryer, laundry cabinet, range, ref., din. Table w/4 chairs, micro wave, matching sleeper, love seat & 2 cushioned chairs w/pillows, 4 end tables, black ottoman, 2 bar stools, wood oval table w/4 chairs, oak cabinet, matching couch, cushioned chair & ottoman w/pillows, fireplace screen/tools/accessories, Zenith TV/stand, wood burner, 2 king beds & 2 sets of bunk beds all w/springs/mattresses/bedding, dresser w/mirror, leather bench 2 night stands, rocker, closet cabinet, pine dresser, 2 oak night stands, 5 table lamps, all window treatments, grill, boat & jet ski lifts, dock/accessories/beach groomer, kayaks & oars. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$599.63 on tax bill for sewer prin/interest until paid in full; balance of \$7,875. Directions: Marcellus Hwy E. of Dowagiac, Left (N) on Finch Rd and take past Steininger Rd, Right on Welcher to property. *Big Fish Lake is 340 Acres & connects by boat to 3 other lakes by navigable waterways to Finch & East & West Saddlebag Lakes w/over 600 acres of water.

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