



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET

MYSTATEMLS  MLS #10631885



PRICE: \$84,000.

LOCATION:

PINE LAKEFRONT

Address	: 51086 Maple Road, Marcellus MI 49067	Approx. Built	: Unknown
Approx Sq Ft	: 772(O.D.)	1st Bedroom	: 9 x 9
Lot Size	: 63' on lake, 72' on road by 82/95' deep.	2nd Bedroom	: 8½ x 8½
Taxes	: 2018 \$1,538 (Non-Homestead) w/2019 SEV might be \$2,088 +/- estimate only not guaranteed*	Bath	: Full tub/shower
Tax ID#	: 14-050-225-027-00 (Marcellus Twp)	Kit/Din/Liv	: 11 x 19'
Lake Size	: 41 Acres (Electric motors only)	Porch	: Enclosed 9½ x 21½
School District:	Marcellus	Deck	: 6 x 9'
Roof	: Rubber	Shed	: 11 x 12'
Elec Service	: 200 amp	Beach:	No sand
Construction	: Re-Built mobile home	Street:	Public gravel
Heat	: Forced Air propane	Siding:	Vinyl
Possession	: At closing	Walls:	composition
Water Heater	: 30 gal elec	Bsmnt:	Concrete crawl
Sewer	: Septic type	Water:	Well & jet pump

REMARKS: TURN-KEY CONDITION. Included: range, ref., dryer, couch, TV & stand, 2 queen beds w/springs & mattresses, dining table & 4 chairs, recliner, deck table, window AC, all window treatments, shed, paddle boat, 2 row boats, pier w/supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. This cottage is not quite all-year, but with some modifications it could be all-year. Still has mobile home chassis but was re-built with siding, roofing, framing, new electrical work, add-on enclosed porch etc. Original was 1974+/- Baron mobile home.

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