



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #10695307



**PRICE: \$205,000.**

### LOCATION:

### FINCH LAKEFRONT

**Address** : 16014 Finch Road, Marcellus MI 49067  
**Approx Sq Ft** : 2,063'  
**Lot Size** : 90 x 120'; 10' on lakefront (see aerial)  
**Taxes** : 2019 \$2,970 (Non-Homestead) w/2019 SEV might be \$3,404+/- estimate only not guaranteed.  
**Tax ID#** : 14-140-012-045-00 (Volinia Twp)  
**Lake Size** : 114 Acres & connects to other lakes via boat  
**School District:** Marcellus  
**Roof** : Shingles  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : HVAC hot H2O base  
**Possession** : At closing  
**Water Heater** : 30 gal elec  
**Sewer** : Municipal, assessment\*  
**Beach:** Sand  
**Street:** Public gravel  
**Siding:** Vinyl  
**Walls:** Dry Wall  
**Bsmnt:** Crawl space/slab  
**Water:** 5" well/sub pump

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 12 x 15½  
**2<sup>nd</sup> Bedroom** : 11 x 15'  
**3<sup>rd</sup> Bedroom** : 8½ x 9½  
**Bath** : Full Tub/shower  
**Bath** : Full shower  
**Living Rm** : 13 x 19'  
**Kitchen** : 9½ x 10'  
**Dining Area** : 10 x 14½  
**Family Rm** : 19 x 19'  
**Laundry** : 5½ x 15'  
**Fireplace** : Tile, wood burning insert  
**Garage** : 2½ Car detached 24 x 36'  
**(2) Decks** : 16 x 36, 11 x 17'

**REMARKS: DIRECTIONS:** Take Finch road, turn N. onto Hyuck Dr to property on left (on road to boat launch). INCLUDED; range, ref., micro wave, washer, dryer, dining table w/2 benches, hutch, 2 queen & trundle beds all w/springs & mattresses, 3 couches, upholstered chair, 2 coffee tables, 4 bar stools, TV set/stand, 4 chest of drawers, 2 end tables, 8 night stands, hall table, swing, 2 deck tables, 6 deck chairs, gas grill, trampoline, pier w/supports. Owner has bid for \$8,109 from StayDry for water mitigation system & will credit buyer at closing for this amount. \*Sewer assessment remainder of approx \$6,300 +/- with another \$751+/- on annual tax bill until paid in full. Can be paid at anytime. Buyer to assume this assessment. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.