



Jerdon Real Estate, Inc.

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PRICE: Was \$169,900 NOW \$123,500.

LOCATION:

SKYHAWK LAKEFRONT (House & Vacant Acreage)

Address : 55774 Skyhawk Lake Road, Marcellus MI 49067
Approx Sq Ft : 888' (O.D.)
Lot Size : (2) Parcels. House on 2.0 Acres 295' x 295'. Abutting Vacant Lakefront Parcel 5.85 Acres 378' along lake By 797' deep.
Taxes : 2014 estimated at \$2,123+/- Non-Homestead estimate not guaranteed*
 14-050-034-003-10 (Marcellus Twp)
Tax ID# : 14-050-034-003-20
Lake Size : 43 Acres (small engine)
School District: Marcellus
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Elec. baseboard
Possession : At close
Water Heater : Elec. 20 gal
Sewer : Septic type

Built : Unknown
1st Bedroom : 11½ x 16' (2nd Level)
2nd Bedroom : 7 ½ x 16' (2nd Level)
Bath : Full tub/shower (2nd Level)
Living Room : 13½ x 19'
Kit/Dining : 7½ x 16'
Utility : 5 x 6½'
Fireplace : Brick, wood burning
Garage : 1-car attached 15 ½ x 19'

Beach: No sand
Street: Public gravel
Siding: Vinyl
Walls: Panel
Bsmnt: Crawl space
Water: See below*

REMARKS: Two parcels. In the future, can build a cabin or home on abutting lakefront parcel & use house immediately. House parcel is not lakefront. *House needs new well installed. HAS FLOWING STREAM RUNNING THROUGH PROPERTY!!! - *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Good House rental also! Owner is licensed real estate broker.

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