



Jerdon Real Estate, Inc.

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PRICE: WAS \$186,000. NOW \$159,900.

LOCATION:

FINCH LAKEFRONT

| | | | |
|-------------------------|--|-------------------------------|-------------------------------------|
| Address | : 15831 Oak St., Decatur, MI 49045 | Built | : 1958 |
| Approx Sq Ft | : 1,113' (O.D.) | 1st Bedroom | : 9 x 9' |
| Lot Size | : 62' on lake, 60' on road by 197/214' deep. | 2nd Bedroom | : 11 ½ x 23' (dividable for 3 BDRM) |
| Taxes | : 2013 \$2,178 (Non-Homestead); w/'14 SEV might be \$4,540 +/- **Estimate only not guaranteed* | Bath | : Full, shower |
| Tax ID# | : 14-050-007-011-00 (Marcellus Twp) | Kit/Liv/Din | : 20 ½ x 23' Full Shower |
| Lake Size | : 114 Acres | Utility | : 5 ½ x 8 ½' |
| School District: | Marcellus | Enclosed | : 13 x 24' (Screened) |
| Roof | : NEW 2010 | Fireplace | : Brick, wood burning |
| Elec Service | : 200 Amp | Patio | : 12 x 13' |
| Construction | : Frame | Carport | : Aluminum |
| Heat | : None | | |
| Possession | : At close | | |
| Water Heater | : 30 Gal electric | | |
| Sewer | : Municipal, buyer assumes assessment ** | | |

REMARKS: GREAT LOCATION AT CULDESAC END! Included: Range, refrigerator, pier w/supports, carpot, shed, washer, all window treatments. **Another \$610 for sewer annual prin/interest appeared on tax bill. Buyer assumes remaining sewer assessment of \$7,875 +/- which can be paid in full anytime. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: From Marcellus Hwy, N. on Lawrence, R. on Parker & becomes Oak St. to property, take to very end.