



Jerdon Real Estate, Inc.

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PRICE: Was \$269,900 NOW \$239,900

LOCATION:

HEMLOCK LAKEFRONT

Address : 50400 Taylor Drive, Marcellus, MI 49067
Approx Sq Ft : 1,608'(O.D.)(826 SF in lower level)
Lot Size : 40' on lake & road by 136' deep.
 Back Lot: 40' x 190' deep.
Taxes : 2014 \$3,044 (Non-Homestead); w/2014 SEV might be \$3,242+/- *estimate only not guaranteed*
Tax ID# : 14-050-200-014-00/14-050-003-001-46
Lake Size : 64 Acres (full-rec)
School District: Marcellus
Roof : NEW 2010
Elec Service : (2) 100/200 amp
Construction : Frame
Heat : HVAC propane gas
Possession : At closing
Water Heater : 30 gal electric
Sewer : Septic type, NEW 2008

Beach: Sandy
Street: Paved Public
Siding: Brick/cedar
Walls: Dry wall/Panel
Bsmnt: 90% - Walkout
Water: Well & Jet Pump

Built : Unknown
1st Bedroom : 11½ x 11½
2nd Bedroom : 10½ x 10½
3rd Bedroom : 9½ x 12'
4th Bedroom : 8 x 8½'
Bath : Full Shower
Bath : Full Tub/shower
Living Room : 14½ x 22½'
Fireplace : Brick, Wood-Burning
Kit/Dining : 12 x 14'
Family Room : 12 x 14½'
Sitting Area : 12 x 14½'
Front Porch : 9½ x 18' Screened
Lakeside Deck: 9½ x 18'
Pole Barn : 26 x 40' On Back Lot

REMARKS: Included: Range, 2 refrigerators, washer, dryer, dishwasher, fireplace grate, screen, all window treatments, pier, pier supports, bench and slide, window air conditioner. NEW energy efficient windows, sliders, & gutters with gutter guards.
 *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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