



Jerdon Real Estate, Inc.

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PRICE: Was \$229,900 NOW \$194,900.

LOCATION:

HEMLOCK LAKEFRONT

Address : 50215 Medd-O-Lane, Marcellus MI 49067
Approx Sq Ft : 2,320' (O.D.)(Includes 1,160 Sf in finished walkout)
Lot Size : 1 ½ Lots; 120' on lake & road by 167/172' deep.
Taxes : 2014 \$3,128 (Homestead) w/2015 SEV might be \$3,341 OR \$5,172+/- (Non-homestead) estimate only not guaranteed*
Tax ID# : 14-050-450-025-00 (Marcellus Twp)
Lake Size : 64 Acres (Full-rec)
School District: Marcellus
Roof : NEW 2010
Elec Service : 200 amp
Construction : Frame
Heat : Electric baseboard
Possession : At closing
Water Heater : (2) 40 gal & 10 gal elec
Sewer : Septic type

Beach: Some sand
Street: Paved public
Siding: Alumn
Walls: Dry wall
Bsmnt: Walkout
Water: 4" well/sub pump

Built : 1981
1st Bedroom : 11 x 13'
2nd Bedroom : 9 ½ x 10'
3rd Bedroom : 10 x 13' (Lower Level)
Bath : Full shower
Bath : Full shower (Lower level)
Bath : Full shower (Garage)
Living Room : 17 x 19'
Kit/Dining : 11 x 14'
2nd Kitchen : 7½ x 13' (Lower level)
Family Room : 11 x 31' (Lower Level)
Breezeway : 8 x 10'
(2)Fireplaces : Brick, wood burning (Each level)
(4) Decks : 12x20, 11 x 19, 8x18, 8½ x 25
Garage : 1-Car attached 24 x 30'
(2) Sheds : 5 x 8', 10 x 11 ½

REMARKS: INCLUDED: 2 ranges, 2 refs., washer, dryer, queen bed & futon w/springs & mattresses, 2 window AC units, couch, love seat, TV set, wood burning stove, hot tub, all window treatments, & pier w/supports. *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)