



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: Was \$299,000 NOW \$295,000.**

### LOCATION:

### BIG FISH LAKEFRONT

**Address** : 14822 Elm Drive, Marcellus MI 49067  
**Approx Sq Ft** : 1,368' (O.D.)(Does NOT include porch)  
**Lot Size** : 77' along lake, 75' on road by 141' deep.  
**Taxes** : 2015 \$2,669 (Non-Homestead) w/2016 SEV might be \$5,724+/- estimate only not guaranteed\* + sewer\*\*  
**Tax ID#** : 14-050-325-013-00 (Marcellus Twp)  
**Lake Size** : 340 Acres (+connects to others\*\*)  
**School District:** Marcellus  
**Roof** : Shingles (2006)  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : HVAC natural gas  
**Possession** : At closing  
**Water Heater** : 30 gal electric  
**Sewer** : Municipal, buyer assumes assessment\*\*

**Built** : 1967 & 1989\*  
**1<sup>st</sup> Bedroom** : 9½ x 11'  
**2<sup>nd</sup> Bedroom** : 10 x 11'  
**3<sup>rd</sup> Bedroom** : 8 x 9'  
**Bath** : Full Tub/shower  
**Living area** : 13 x 16'  
**Kitchen** : 12 x 16'  
**Dining area** : 13 x 19'  
**Family area** : 11 x 14'  
**Porch** : Enclosed 12 x 13'  
**Decks** : 13 x 41', 11 x 14'  
**Garage** : 2-Car detached 26 x 30'

**Beach:** Sand  
**Street:** Paved Public  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Crawl space  
**Water:** 5" well/sub pump

**REMARKS: INCLUDED:** pier w/supports, water softener, 2 refs., range, microwave, 3 end tables, all window treatments, TV, matching couch & love seat, one rocker, all vinyl chairs, gas grill, 3 bar stools. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*Addition built in 1989, house extensively remodeled in 2010. \*\*Another \$568+/- on tax bill for annual sewer prin/interest until paid in full; balance of \$7,477+/- remaining. Water line & drain line run to North Wall of garage for future washer/dryer in garage. NEW WELLL in 2015. Pella windows, tile floors, modern kitchen, pergola deck & sidewalk, open floor plan, concrete drive & sidewalk.