



Jerdon Real Estate, Inc.

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PRICE: Was \$239,900 Now \$179,900

LOCATION:

WEST SADDLE BAG LAKEFRONT

Address	: 15926 West Saddle bag Lake Rd., Decatur MI 49045	Built	: Unknown
Approx Sq Ft	: 1,665' (O.D)	1st Bedroom	: 10 x 11'
Lot Size	: 61' on lake, 25' on road by 247/270' deep	2nd Bedroom	: 10 x 11'
Taxes	: 2013 \$2,211 (Homestead) w/2014 SEV might be \$3,783 OR \$5,765 +/- Non-homestead estimate only Not guaranteed*	Bath	: Full shower
Tax ID#	: 14-050-350-002-00 (Marcellus Twp)	Bath	: Half (utility room)
Lake Size	: 103 Acres E & W*	Living Room	: 15½ 23'
School District:	Marcellus	Kit/Dining	: 12 x 23'
Roof	: Shingles	Utility	: 7 x 8½'
Elec Service	: 200 amp	Garage	: 2-Car attached 24 x 40'
Construction	: Frame	Deck	: 12 x 20'
Heat	: HVAC propane gas		
Possession	: 30 days after closing		
Water Heater	: 50 Gal Elec. (new 2014)		
Sewer	: Municipal, purchaser assumes assessment		

REMARKS: INCLUDED: Range, ref., micro wave, washer, hutch, dining table w/6 chairs, 4 couches, TV set/stand, 2 coffee tables, 3 end tables, 2 single & queen beds all w/spring mattresses, 2 dressers, chest of drawers, 2 wood burning stoves, all window treatments, pier and supports, push lawn mower, riding lawn mower. *Another \$579 on tax bill for annual sewer principal/interest until paid in full with \$7,425 +/- principle remaining. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. *East & West Saddlebag Lakes combine for 103 acres, also connects to Finch & Big Fish Lakes.