



Jerdon Real Estate, Inc.

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PRICE: WAS \$389,900 NOW \$369,900 & NOW FURNISHED!

LOCATION:

BIG FISH LAKEFRONT

Address : 14737 Elm Drive, Marcellus, MI 49067
Approx Sq Ft : 2,063
Lot Size : 46.8' along lake, 102' on road by 231/236' deep
Taxes : '07 \$3,232 (Non-Homestead) w/'07 SEV might be \$6,394 +/- Estimate only not guaranteed*
Tax ID# : 14-050-125-010-00/14-050-125-007-00 (Marcellus Twp)
Lake Size : 340 Acres **See below
School District: Marcellus
Roof : NEW '01 shingles
Elec Service : 200 Amp
Construction : Frame
Heat : HVAC Nat gas NEW '03
Possession : At close
Water Heater : 28 Gal elec
Sewer : Septic type*
Beach: Sand
Street: Public paved
Siding: Vinyl
Walls: Pinel/Dry wall
Bsmnt: Crawl space
Water: Well/jet pump
Neighborhood:

Built : Unknown
1st Bedroom : 16 x 20'
2nd Bedroom : 10 x 11'
3rd Bedroom : 12 x 19' (2nd Level)
4th Bedroom : 9 x 12' (2nd Level)
Bath : Full Tub/Shower
Bath : Full Shower
Living Room : 20 ½ x 22' L-Shaped
Kit/Dining : 9 x 21 ½'
Porch : 7 ½ x 22' (open)
Utility : 5 ½ x 6'
Foyer : 11 x 11'
Fireplace : Wood-burning Limestone
Decks : (2) 8 x 36'; 8 x 12'
Garage : (2) 2-Car detached 20 x 24' each
Gazebo : 14 x 14'
Play House : 10 x 12' (custom built)

REMARKS: NOW FURNISHED SEE LIST!!!! This is a fine home with plenty of space & sleeping accommodations. Many items included, see list. **340 acre lake, full recreation, connects to Finch, E. & W. Saddlebag lakes for nearly 600 acres of water, undeveloped shores, low boat traffic, great fishing and wildlife. *Jerdon cannot guarantee tax estimate but provides to assist buyer. Directions: East on Marcellus Hwy between Dowagiac & Marcellus, N. on Finch Rd., R. on Steinger, L. on Loveridge, R. on Red Run, L. on Elm. This lake is under a municipal sewer study and/or approval

The Following **NOW INCLUDED**: (14737 Elm Dr., Marcellus, MI Listing #S-3515).

Microwave, range, 3 refrigerators, 2 coffee pots, freezer, washer/dryer, most pots, pans, & utensils, 2 dining tables w/12 chairs, dining cart, leather love seat, 2 chairs, & 2 ottomans, 4 end tables, all wall & table lamps, large screen TV, all other TVs & stands, speakers, DVD, all shelving, 1 dresser, blue gill stool, water softener, swivel chair, VHS, small dresser, all beds w/springs & mattresses including: 4 twin, 2 full, & 2 sets of bunks, futon w/mattress, bamboo chair & cushion, plaid sleeper sofa, 2 AC units, 4 night stands, lawn chairs, gas cans, some fishing rods & reels, 2 chest of drawers (upstairs), all window treatments, 3 deck tables & all chairs, most wall hangings except photography, 2 jet ski lifts, fishing boat lift, speed boat lift w/canopy, gas grill, pop machine, all garage shelving, charcoal grill, most water sports equipment, life jackets, skis, & tubes, etc., fish cleaning table, snow blower, weed wacker, garage stereo, most hand tools, some power tools, bikes, most coolers, pier & pier supports with accessories, child's play house.

Watercraft & other:

- '04 Polaris Ranger (2-seater side by side) 2 x 4 w/payload large ATV w/accessories.
- '01 Polaris jet ski & trailer w/accessories.
- '02 Yamaha jet ski & trailer w/accessories.
- '01 Hurricane 18 ½' Deck Boat I/O 4.3 Liter engine (fuel injection) w/200 hours +/- with trailer & accessories.
- '05 Tracker fishing boat & trailer w/9.9 Mercury outboard 4 stroke engine, trolling motor & accessories.
- Paddle boat.
- Kayak.



Custom Kid's Play house!



Sunsets & great view.



(2) garages



Fireplace & living room.



Large bunk room for the troops!

