

Jerdon Real Estate, Inc.

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

LOCATION: BIG FISH LAKEFRONT

Lake Size

Address:14737 Elm Drive, Marcellus, MI 49067Built:UnknownApprox Sq Ft:2,0631st Bedroom:16 x 20'Lot Size:46.8' along lake, 102' on road by 231/236' deep2nd Bedroom:10 x 11'

Twp) Living Room : 20 ½ x 22' L-Shaped

340 Acres **See below **Kit/Dining** : 9 x 21 ½'

School District: Marcellus Beach: Sand Porch : 7 ½ x 22' (open)

Roof : NEW '01 shingles Street: Public paved Utility : 5 ½ x 6' Elec Service : 200 Amp Siding: Vinyl Foyer : 11 x 11'

Construction: FrameWalls:Pinel/Dry wallFireplace: Wood-burning LimestoneHeat: HVAC Nat gas NEW '03Bsmnt:Crawl spaceDecks: (2) 8 x 36'; 8 x 12'

Possession : At close Water: Well/jet pump Garage : (2) 2-Car detached 20 x 24' each

Water Heater: 28 Gal elec Gazebo : 14 x 14'

Sewer : Septic type* Neighborhood: 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 Steininger, 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 1/2' 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.



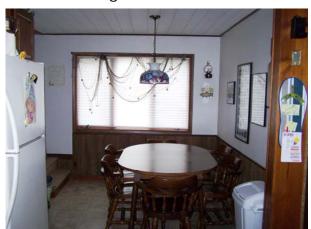
Custom Kid's Play house!



Sunsets & great view.



(2) garages





Fireplace & living room.



Large bunk room for the troops!

