



Jerdon Real Estate, Inc.

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PRICE: Was \$189,900. NOW \$114,900.

LOCATION:

FINCH LAKEFRONT

Address : 16002 Huyck Drive, Marcellus MI 49067
Approx Sq Ft : 1,154 (O.D.)
Lot Size : 87' along lake, 60' across the back by 66/117' deep.
Taxes : 2014 \$2,206 (Non-Homestead) w/2015 SEV might be \$4,259+/- plus sewer* estimate only not guaranteed* TAXES UNDER TAX APPEAL

Tax ID# : 14-140-012-035-01 (Volinia Twp)
Lake Size : 114 Acres, connects to several others

School District: Marcellus

Roof : NEW 2007

Elec Service : 100 amp

Construction : Frame

Heat : CFA propane

Possession : At close

Water Heater : 30 gal electric

Sewer : Municipal, buyer assumes assessment*

Beach: Sandy

Street: Gravel public

Siding: Vinyl

Walls: Dry wall

Bsmnt: Crawl space

Water: 5" well/sub pump

Built : Unknown

1st Bedroom : 13 x 13'

2nd Bedroom : 12 x 12'

Bath : Full tub/shower

Living Room : 13½ x 18'

Kit/Dining : 8½ x 21½'

Utility : 6½ x 12½'

Garage : 1-Car attached 22 x 25'

REMARKS: . INCLUDED: range, ref., micro wave, freezer, 2 double beds w/springs & mattresses, couch, love seat, coffee table, 2 end tables, 3 wicker chairs, standing display stand, TV set, 2 floor lamps, 4 table lamps, 2 dressers, AC unit, kit table w/4 chairs, 2 chest of drawers, desk & chair, 2 night stand, vinyl storage cabinet, all window treatments, riding & push lawn mowers, picnic table, 2 plastic chairs, gas grill, yard sweeper, air compressor, pier w/supports. DIRECTIONS: From Marcellus Hwy, N. on Lawrence Rd, R. on Finch, L. on Huyck. *Jerdon cannot guarantee tax estimate but provides to assist the buyer *Another \$600 for annual sewer prin/interest on tax bill until paid; \$7,875+/- remaining sewer assessment until paid.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)