



Jerdon Real Estate, Inc.

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PRICE: Was \$349,900 NOW \$324,900

LOCATION:

BIG FISH LAKEFRONT

Address : 51881 Welcher Road, Marcellus, MI 49067
Approx Sq Ft : 1,900 (O.D.)
Lot Size : Approx. 75' on lake & road by 275' +/- deep.
Taxes : 2011 \$3,069** (Homestead) w/2012 SEV might be \$4,113 OR \$6,650+/- Non-Homestead. Estimate only not guaranteed* (plus sewer**)
Tax ID# : 14-050-007-032-00 (Marcellus Twp.)
Lake Size : 340 Acres* - See below
School District: Marcellus
Roof : Shingle
Elec Service : 200 Amp
Construction : Frame
Heat : HVAC propane gas
Possession : At close
Water Heater : 50 gal elec
Sewer : Municipal, buyer assumes remaining assessment**

Beach: No sand
Street: Private gravel
Siding: Vinyl
Walls: Dry Wall
Bsmnt: 5' concrete crawl
Water: 5" Well/sub pump

Built : 2003
1st Bedroom : 11 x 12 1/2'
2nd Bedroom : 15 x 17' (2nd Level)
3rd Bedroom : Loft 12 x 13 1/2' (2nd Level)
Bath : Full tub/shower
Bath : Full shower (2nd Level)
Living Room : 20 x 22'
Kit/Dining : 14 x 15'
Porch : Screened 14 x 14'
Deck : 13 x 31'
Fireplace : Wood burning; stone faced
Garage : 3-Car Attached 27 x 32'

Neighborhood: "Welcher Drive"

REMARKS: Spectacular lake home & property. CUSTOM AMISH HAND CRAFTED OAK CABINETS, STAIRCASE, & WOODWORKING. Andersen® windows & sliders, designer Casablanca ceiling fans & controls, master bath with double sinks, walk-in closets, high ceiling great room, lakeside screened porch, & FINISHED garage. INCLUDED: range, refrigerator, micro wave, oven, dishwasher, all window treatments, pier w/supports, fireplace screen & tools, washer, dryer, water softener, & de-humidifier. *Lake connects to several others including Finch and E. & W. Saddlebag Lakes with about 600 acres of total water. Directions: Marcellus Hwy, N. on Finch, R. Welcher to property. *Jerdon cannot guarantee tax estimate but does so to assist the buyer. **Another \$610.03 on tax bill for sewer prin/interest until paid in full; balance of \$\$7,875+/-.