



Jerdon Real Estate, Inc.

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PRICE: \$159,900.

LOCATION:

BIG FISH LAKEFRONT

Address : 14371 Elm Drive, Marcellus MI 49067
Approx Sq Ft : 966' (O.D.)
Lot Size : Approx. 47' on lake, 69' on road by 235/243' deep.
Taxes : 2015 \$2,114 (Non-homestead) w/2016 SEV might Be \$4,740+/- estimate only*
Tax ID# : 14-050-125-006-00 (Marcellus Twp)
Lake Size : 340 Acres (connects to chain of lakes, 600acres)
School District: Marcellus
Roof : 2010
Elec Service : 60 amp
Construction : Frame
Heat : Propane space heater
Possession : At closing
Water Heater : 10 gal elec
Sewer : Municipal, buyer assumes remainder**

Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Panel/board
Bsmnt: Crawl space
Water: Well/jet pump

Built : Unknown
1st Bedroom : 18 x 21½'
2nd Bedroom : (Could be divided into more BRs)
Bath : Full Shower
Kit/Din/Liv : 15 x 15½'
Porch : Enclosed 5½ x 24'
Porch : Enclosed 5½ x 15½'
Garage : 1-Car detached 14½ x 16½'

REMARKS: INCLUDED: 2003 Kingfisher 2003 pontoon boat w/40 HP engine, range, ref., dining table & 7 chairs, gas space heater, 2 couches, free standing kitchen cabinet, 2 beds w/springs & mattresses, all window treatments, pier w/supports.

*Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Another \$568 on tax bill for 2015 sewer prin/interest until paid in full; \$7,200+/- assessment remainder.

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