



Jerdon Real Estate, Inc.

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PRICE: Was \$124,900. NOW \$119,900.

LOCATION:

PINE LAKE CHANNELFRONT

Address : 51218 Maple Road, Marcellus MI 49067
Approx Sq Ft : 1,536(O.D.)(348 SF 2nd Level)
Lot Size : Approx 85' on water & road by 150' deep.
Taxes : 2016 \$1,920 (Non-Homestead) 2017 SEV needs to be appealed**
Tax ID# : 14-050-010-005-00 (Marcellus Twp)
Lake Size : 42 Acres (Electric watercraft motor only)
School District: Marcellus
Roof : Shingles (2007+/-)
Elec Service : (2) 100 amp services
Construction : Frame
Heat : Elec base/gas heater
Possession : At closing
Water Heater : 50 gal elec
Sewer : Septic type

Beach: No sand
Street: Public gravel
Siding: Vinyl
Walls: Dry wall
Bsmnt: None, slab
Water: 5" well/pump

Built : Unknown
1st Bedroom : 9½ x 20'
2nd Bedroom : 7½ x 20'
3rd Bedroom : 15 x 16½ (2nd Level)(fireplace)
Bath : Full Tub/shower
Kitchen : 8½ x 12½
Living/Dining : 15 x 19½
Family Room : 16½ x 19½ (Fireplace)
Deck : 6 x 17'
Fireplace : (2) brick, wood burning

REMARKS: INCLUDED: range, ref., micro wave, dining table w/6 chairs, space heater, couch & 2 matching chairs, 4 bar stools, queen & 2 full beds all with springs/mattresses, 2 chests of drawer, all window treatments, pier w/supports, 2 fireplace grates, screens. **Jerdon will assist to appeal tax assessment (SEV) in March 2018 Board of Review. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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