



Jerdon Real Estate, Inc.

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PRICE: \$196,900

LOCATION:

FINCH LAKEFRONT

Address : 16607 Parker Street, Decatur, MI 49045
Approx Sq Ft : 1,062 (O.D.)
Lot Size : 60' on lake & road by 387/391' deep

Taxes : '08 Taxes \$1,122 (Homestead); w/'09 SEV might be \$2,440 OR \$4,168 +/- plus sewer*** Estimate only not guaranteed*

Tax ID# : 14-140-650-003-00 (Volinia Twp.)

Lake Size : 114 Acres

School District: Marcellus

Roof : Shingles

Elec Service : 200 Amp

Construction : Frame

Heat : Electric Baseboard

Possession : At closing

Water Heater : 50 Gal electric

Sewer : See Below**

Beach: Not sandy

Street: Paved public

Siding: Vinyl

Walls: Panel

Bsmnt: Crawl space

Water: 2" Well/jet pump

Built : Unknown

1st Bedroom : 12 x 12'

2nd Bedroom : 9 x 12'

Bath : Full Tub/Shower

Bath : Half (Garage)

Living Room : 11 1/2 x 23 1/2'

Kitchen/Dine : 11 1/2 x 17'

Patio : 10 1/2 x 16' Roofed

Garage : 2-Car detached 22 x 26'

REMARKS: Included: Wood burning stove, range, refrigerator, washer, dryer, window air conditioner, window treatments, pier w/supports, 8 x 12' storage shed. **Sewers installed '09. Buyer assumes remaining principle assessment of \$8,775 over 40-yr. bond which can be paid at any time. ***Another \$225 appeared on '08 tax bill for sewer but will rise to \$621 for prin. & interest. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: Marcellus Hwy E. of Dowagiac, N. on Lawrence, R. on Parker/Oak to property.

