



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: Was \$225,900 NOW \$159,900.**

### LOCATION:

### BIG FISH LAKEFRONT

<b>Address</b>	: 51765 Welcher Drive, Marcellus, MI 49067	<b>Built</b>	: Unknown – Remodeled '03-'08
<b>Approx Sq Ft</b>	: 949'	<b>1<sup>st</sup> Bedroom</b>	: 10 x 10'
<b>Lot Size</b>	: Approx. 75' on lake by 308' +/- deep.	<b>2<sup>nd</sup> Bedroom</b>	: 10 x 10'
<b>Taxes</b>	: '08 Taxes \$1,248 (Homestead) w/'09 SEV might be \$2,269 OR \$3,702 +/- (Non-Homestead) + Sewer** Estimate only not guaranteed*	<b>Bath</b>	: Full Shower
<b>Tax ID#</b>	: 14-050-007-036-01 (Marcellus Twp.)	<b>Living Room</b>	: 14 x 16'
<b>Lake Size</b>	: 340 Acres	<b>Kitchen</b>	: 8 ½ x 10'
<b>School District:</b>	Marcellus	<b>Dining/Sitting:</b>	: 10 x 26 ½'
<b>Roof</b>	: Shingles '00	<b>Fireplace</b>	: Stone; Gas-log
<b>Elec Service</b>	: 100 Amp	<b>Porch</b>	: 10 x 20'
<b>Construction</b>	: Frame	<b>Garage</b>	: 1-Car Detached 16 x 20' (New siding '09)
<b>Heat</b>	: CFA propane gas	<b>Neighborhood:</b>	Welcher Drive
<b>Possession</b>	: At closing		
<b>Water</b>	: 1992 2" Well + NEW '08 Pump		
<b>Sewer</b>	: Disconnected, awaiting sewer**		

**REMARKS:** Included: range, ref., all window treatments, & ceiling fan. Not included is mailbox. \*\*Sewer \$8,775 assessment plus interest; 4.625% 40-yr Bond, or payable in full anytime, in 2010, annual principle interest will rise to \$621 per year; Another \$225 appeared on 2008 tax bill but this will rise to \$621 annually until paid in full. Septic was disconnected awaiting sewer installation. Area west of road will have in-ground sewer station/easement. Since '03-'08: NEW windows, siding, kitchen, bath, fireplace, bedrooms & interior walls. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: Marcellus Hwy, N. on Finch Rd., R. on Welcher to end.



Great lakefront yard.



Roadside view.



Back area across the road. Wildlife galore!



Rustic interior.



This cabin has it all!

