



Jerdon Real Estate, Inc.

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PRICE: Was \$229,500 NOW \$197,900.

LOCATION:

BIG FISH LAKEFRONT

Address	: 51851 Welcher Drive, Marcellus, MI 49067	Built	: 1952
Approx Sq Ft	: 932 (O.D.)	1st Bedroom	: 10 x 11'
Lot Size	: 75' on lake & road by 130/160' deep	2nd Bedroom	: 8 ½ x 10 ½'
Taxes	: '10 \$1,610 (Homestead) w/'11 SEV might be \$2,715 OR \$4,135+/- (Non-Homestd) estimate only not guaranteed* Another \$579.296 for sewer *	Bath	: Full Shower
Tax ID#	: 14-050-007-034-00 (Marcellus Twp)	Living Room	: 12 x 17'
Lake Size	: 340 Acres	Kitchen	: 8 ½ x 11'
School District:	Marcellus	Fireplace	: Limestone, Gas Log (or wood-burning)
Roof	: NEW '10	Porch	: 9 ½ x 16' Enclosed
Elec Service	: NEW '09 100 Amp	Deck	: 20 x 32' L-Shaped
Construction	: Frame	Garage	: (1999) 2-Car Detached 24 x 28'
Possession	: 30 Days after close	Neighborhood:	Welcher Drive
Heat	: CFA LP Gas/Electric wall units		
Water Heater	: 30 Gal electric		
Sewer	: Septic type**		

REMARKS: INCLUDED: Range, refrigerator, 3 electric wall heaters, pier & pier supports, all window treatments except bedroom set. NOT INCLUDED: Outdoor bell, hand pump, mail box, pier. *2011 Sewer assessment should be approx. \$579.29 w/\$8,325 +/- left on assessment which can be paid in full at anytime. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: Marcellus Hwy East of Dowagiac, L. on Finch, R. on Welcher to property near dead end.

