

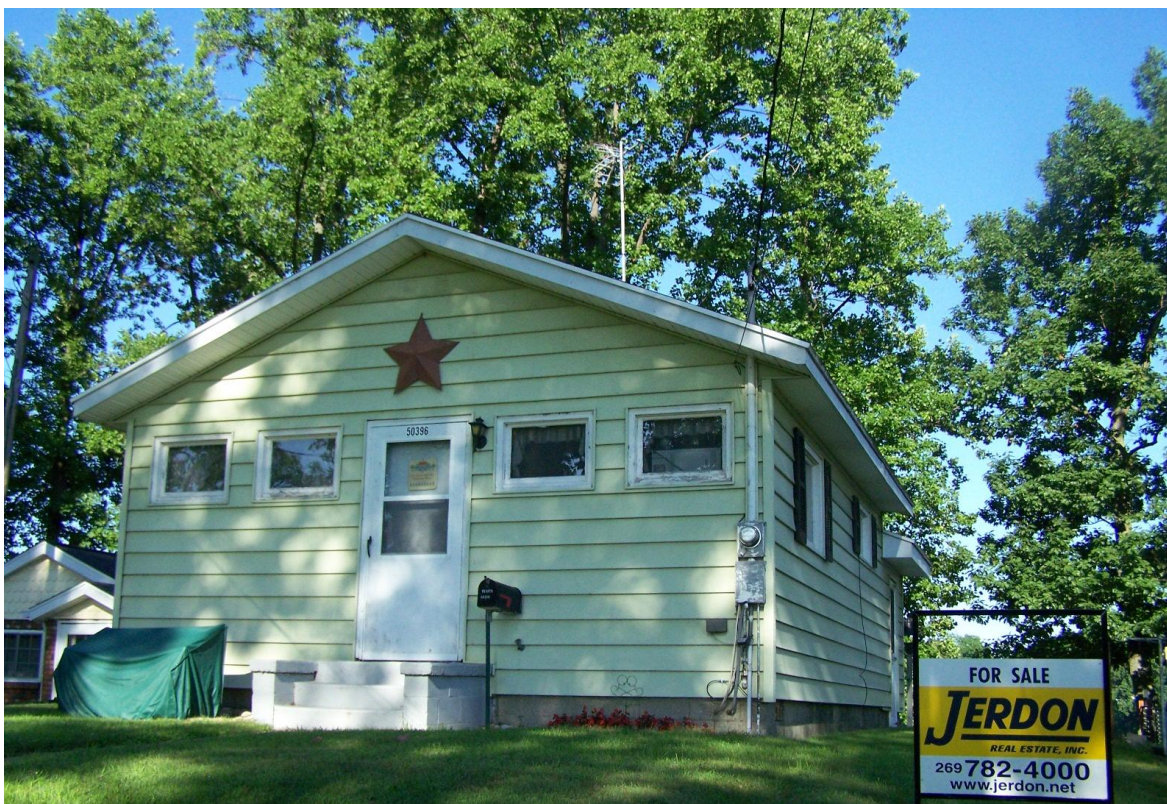


Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

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PRICE: \$129,900

LOCATION:

HEMLOCK LAKEFRONT

| | | | |
|-------------------------|---|-------------------------------|--------------------------------|
| Address | : 50396 Taylor Drive, Marcellus, MI 49067 | Built | : Unknown |
| Approx Sq Ft | : 660 (O.D.) | 1st Bedroom | : 7 ½ x 7 ½' |
| Lot Size | : 40' on lake & road by 137' deep. Back lot 40 x 190' | Bath | : Full Shower |
| Taxes | : '10 Taxes \$1,019 (Non-Homestead); w/'11 SEV might be \$1,828 +/- Estimate only not guaranteed* | Living Room | : 8 x 14' |
| Tax ID# | : 14-050-003-001-49/14-050-200-015-00 (Marcellus Twp.) | Kitchen/Dine | : 11 x 13' |
| Lake Size | : 64 Acres | Porch | : 8 x 19' (Enclosed Front) |
| School District: | Marcellus | Garage | : Pole Bldg. 26 x 40' NEW 2008 |
| Roof | : Shingles | | |
| Elec Service | : 60 Amp-100 Amp | | |
| Construction | : Frame | | |
| Possession | : 10 days after close | | |
| Heat | : NEW '10 HVAC Propane Gas | | |
| Water Heater | : 20 Gal electric | | |
| Sewer | : Septic type | | |
| | Beach: Sandy | | |
| | Street: Paved public | | |
| | Siding: Vinyl | | |
| | Walls: Pine | | |
| | Bsmnt: Crawl space | | |
| | Water: Well/pump | | |

REMARKS: Included: Range, refrigerator, television, dining table & 3 chairs, all window treatments. *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)