



Jerdon Real Estate, Inc.

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PRICE: \$109,000

LOCATION:

BIG FISH LAKE ACCESS

Address : 14687 Elm Drive, Marcellus, MI 49067
Approx Sq Ft : 888 (O.D.)
Lot Size : 100 on Red Run Rd., 51' on Elm Dr. by approx. 170' deep
Taxes : '10 Taxes \$1,324 (Homestead); w/'11 SEV might be \$1,415 or \$2,285 +/- Non-Homestead. Estimate only not guaranteed*
Tax ID# : 14-050-125-021-00 (Marcellus Twp.)
Lake Size : 340 Acres plus*
School District: Marcellus
Roof : NEW 2010
Elec Service : 100 Amp
Construction : Frame
Heat : CFA Natural gas
Possession : At close
Water Heater : 40 Gal electric
Sewer : Municipal, buyer assumes assessment**

Built : 1951 +/-
1st Bedroom : 9 ½ x 12'
2nd Bedroom : 9 x 12'
Bath : Full Shower
Living Room : 12 x 24'
Kitchen/Dine : 11 x 14'
Fireplace : Limestone, Wood-burning
Deck : 12 x 16'
Bunkhouse : 12 x 16'
Garage : 2-Car detached 26 x 36' w/workshop

Neighborhood: Elbel's Point

REMARKS: Lake access is just 170 ft. from property and has 40' +/- on water. Included: Range, refrigerator, dining table & chairs, microwave. NEW windows, roof & siding. **Another \$609.75 on tax bill for annual sewer prin/interest until paid in full. Remaining assessment of \$8,100 +/- . *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *connects by boat to several other lakes.