



Jerdon Real Estate, Inc.

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PRICE: \$199,900.

LOCATION:

HEMLOCK LAKEFRONT

Address : 50250 Taylor, Marcellus, MI 49067
Approx Sq Ft : 1,770' (O.D.)
Lot Size : Approx. 110' on lake, 227' on road by 217/324' deep.
Taxes : 2011 \$1,867 (Homestead) w/2012 SEV might be \$4,188 OR \$6,760 +/- estimate only not guaranteed Seller is appealing assessment .
Tax ID# : 14-050-003-005-01 (Marcellus Twp)
Lake Size : 64 Acres (Full-rec)
School District: Marcellus
Roof : NEW 2011
Elec Service : 100 amp
Construction : Frame
Heat : HVAC propane gas
Possession : At closing
Water Heater : 40 gallon gas
Sewer : Septic type

Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: Well/pump

Built : Unknown
1st Bedroom : 11½ x 11½'
2nd Bedroom : 10 x 11 ½'
Bath : Full shower
Bath : Half
Living/Dining : 18 x 23'
Kitchen : 10 x 12'
Utility : 8 x 9½'
Foyer : 7 x 15'
Porch : Enclosed front 14 x 24'
(2) Garages : 2-Car attached "L" shaped 22 ½ x 41; 1-car detached 16½ x 22½'
Shed : 8 x 14'

REMARKS: INCLUDED: range, ref., micro wave, washer, dryer, water softener, all window treatments. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: From M-40, go E. on Hemlock Lk Rd., R. on Hemlock, R. on Taylor.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)