#C-3654

Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047
Phone (269) 782-4000
VISIT OUR WEBSITE WWW.JERDON.NET

PRICE: $289,900

LOCATION: BIG FISH LAKEFRONT

Address	:	51206 Red Run Road, Marcellus, MI 49067			**Built**	:	1975 +/-
Approx Sq Ft	:	Home 1,250 SF; Apartment 1,024 SF			**1st Bedroom**	:	9 ½ x 10'
Lot Size	:	60' on lake & road by 100' deep. Back lot: 60' on road by 80' deep.			**2nd Bedroom**	:	9 ½ x 10'
					Bath	:	Full Shower
Taxes	:	'09 Taxes $2,654 (Homestead); w/'10 SEV might be $2,692 OR $4,429 +/- (Non-Homestead) + Sewer Estimate only not guaranteed*			**Living Room**	:	14 x 18'
					Kitchen/Din	:	11 ½ x 14 ½'
Tax ID#	:	14-050-175-012-00 (Marcellus Twp.)			**Fireplace**	:	Brick, Gas-log
Lake Size	:	340 Acres	**Beach:**	Sandy	**Foyer**	:	7 ½ x 8 ½'
School District:		Marcellus	**Street:**	Paved public	**Porch**	:	12 x 19' Enclosed
Roof	:	NEW '10	**Siding:**	Aluminum	**Deck**	:	12 x 25'
Elec Service	:	(2) Both 200 Amp	**Walls:**	Panel	**Garage**	:	3-Car Detached 28 x 36'
Construction	:	Frame	**Bsmnt:**	Crawl space			
Heat	:	Electric baseboard	**Water:**	5" Well/sub 1998			
Possession	:	At close					
Water Heater	:	(2) 40 Gal electric					
Sewer	:	Municipal – Buyer assumes assessment**					

APARTMENT: 1,024 SF
(2) Bedrooms: 12 x 15½'; 8 ½ x 11½'
Bath: Full Tub/Shower
Living/Dining/Kitchen: 22 x 26'

REMARKS: Included: (Home) Range, refrigerator, washer, dryer, microwave, dishwasher, couch, loveseat, fireplace screen, 2 bar stools, 2 twin & queen beds, all springs & mattresses, dresser, 2 oak book cases, round white table w/6 chairs, rattan couch & loveseat, floor lamp, all window treatments, pier, pier supports, picnic table, 2 outdoor benches, water softener. (Apt) Range, refrigerator, microwave, kitchen table & 2 chairs, 2 TV stands, 2 dressers, hide-a-bed, blue chair, 3 lamps, 1 end table, green bed, springs & mattress, all window treatments. **Buyer assumes remainder sewer assessment $8,550+/- until paid in full. Annual sewer principle/interest about $621+/-. *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)