



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$79,900.**

### LOCATION:

### FINCH LAKE ACCESS

**Address** : 15850 Oak Street, Decatur MI 49045  
**Approx Sq Ft** : 650 (O.D.)  
**Lot Size** : 47.9' on road & across back by 175' deep.  
**Taxes** : 2013 \$1,148 (Non-Homestead) w/2014 SEV might Be \$1,276 +/- estimate only not guaranteed\*  
**Tax ID#** : 14-050-007-014-00 (Marcellus Twp)  
**Lake Size** : 114 Acres & connects to several other lakes  
**School District:** Marcellus  
**Roof** : Shingles  
**Elec Service** : 150 Amps  
**Construction** : Frame  
**Heat** : Electric baseboard  
**Possession** : At closing  
**Water Heater** : 20 Gal elec.  
**Sewer** : Municipal, buyer assumes assessment\*\*

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 8 x 14'  
**2<sup>nd</sup> Bedroom** : 8 x 8 ½'  
**Bath** : Full shower  
**Living Room** : 11 x 15'  
**Kit/Dining** : 8 ½ x 10'  
**Porch** : Enclosed 5 ½ x 14 ½'  
**Garage** : 1-Car detached 16 x 20'

**Beach:** Some sand  
**Street:** Paved public  
**Siding:** Alumn  
**Walls:** Knotty pine  
**Bsmnt:** None, slab  
**Water:** Well/pump

**REMARKS:** Private 10 ft wide access for 3 homes located across the road for ingress & egress. INCLUDED: Range, ref., micro wave oven, couch, recliner, double & 2 twin beds w/springs & mattresses, dining table & 2 chairs, TV set, chest of drawers, drop leaf table, love seat, 2 window AC units, all window treatments, grill, riding lawn mower, lawn chairs & lawn care equipment. \*\*Remaining sewer assessment on property \$7,650. Another \$589 for sewer on tax bill. \*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)