



Jerdon Real Estate, Inc.

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PRICE: \$286,900

LOCATION:

BIG FISH LAKEFRONT

Address : 51004 Red Run Road, Marcellus, MI 49067
Approx Sq Ft : 1,252 (O.D.)
Lot Size : 93 ½' on lake, 92' on road by 100' deep
Taxes : '09 Taxes \$1,740 (Homestead); w/'10 SEV might be \$2,541 OR \$4,190 +/- Non-Homestead + Sewer** Estimate only not guaranteed*
Tax ID# : 14-050-175-029-00 (Marcellus Twp.)
Lake Size : 340 Acres
School District: Marcellus
Roof : NEW 2010
Elec Service : 200 Amp
Construction : Frame/Brick
Heat : HVAC Natural gas
Possession : 30 Days after close
Water Heater : 40 Gal electric
Sewer : Municipal, buyer assumes assessment**

Beach: Sandy
Street: Paved public
Siding: Brick
Walls: Knotty pine
Bsmnt: Crawl space
Water: 2" Well/jet pump

Built : Unknown
1st Bedroom : 11 ½ x 17 ½'
2nd Bedroom : 9 x 11 ½'
3rd Bedroom : 9 x 11'
Bath : Full Tub/Shower
Living Room : 12 ½ x 22'
Kitchen/Dine : 12 ½ x 21'
Loft : 10 x 12'
Deck : 12 x 30'
Fireplace : Fieldstone, Gas-log/Wood-burning
Garage : 2-Car Attached 23 ½ x 25 ½'
Shed : 8 x 12'

Neighborhood: Elbel's East Beach

REMARKS: GREAT LOCATION as this has a good beach and views the westerly sunsets! **Buyer assumes remaining sewer assessment of \$8,550 +/- payable annually until paid in full. Another \$610 on tax bill for annual sewer principle & interest. Assessment may be paid in full at anytime. Included: Range, refrigerator, microwave, washer, dryer, dishwasher, all window treatments, pier w/supports, boat lift. *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)