



Jerdon Real Estate, Inc.

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PRICE: Was \$499,900. NOW \$479,000.

LOCATION :

BIG FISH LAKEFRONT

Address : 14760 Elm Drive, Marcellus, MI 49067	Built : 2004
Apprx Sq Ft : 2,132 (O.D.) 648 SF 2 nd Level	1st Bedroom : Master 13 ½ x 16 ½'
Lot Size : 92' along lake, 170' on road by 129/156' deep 8' easement to lake on East line.	2nd Bedroom : 11 x 21 (2 nd Level)
Taxes : '08 \$4,127.85*(Homestead) w/09 SEV might \$7,170 OR \$11,704+/- Non-Hstd Estimate Not guaranteed*	3rd Bedroom : 10 x 13 ½' (2 nd Level)
Tax ID# : 14-050-325-018-01 (Marcellus Twp)	Bath : Master Full Tub/shower 9 x 11 ½'
Lake Size : See below	Bath : Full Tub/shower (2 nd Level)
School District: Marcellus	Bath : Half
Roof : Shingles	Great Rm : 15 x 18 ½'
Elec. Service : 200 amp	Kitchen : 13 x 17'
Construction : Frame 2-Story	Dining Area : 12 x 13'
Heat : HVAC Hi-efficiency Natural Gas	Utility : 6 x 9'
Possession : At Closing	Fireplace : Wood burning or gas log/lighter
Wtr Heater : (2) Electric 50 gal. each	Garage : 2-Car attached 24 x 24'
Sewer : Sewers being installed**	
REMARKS: This "like new" custom built lake home has all the amenities, PLEASE SEE OUR "HOME HIGHLIGHTS PAGE" for complete details. Lake connects to several others including Finch & E. & W. Saddlebag Lakes with about 600 acres of total water. Included: refrigerator, built-in oven & cook top w/down draft, micro wave, dishwasher, washer, dryer, water softener, pier w/supports, all window treatments. *Jerdon cannot guarantee taxes but provides estimate to assist buyers . Another \$225 appeared on tax bill for sewer assessment which will increase to \$621 for annual prin/interest over 40 yr bond which can be paid in full anytime. Principle of approx. \$9,200 +/- . Directions: Marcellus Hwy between Dowagiac & Marcellus, N. on Finch Rd, R. on Steininger, L. on Loveridge, R. on Red Run, L. on Elm.	Neighborhood: Elbel's Peninsula

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



