



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$299,900 NOW \$239,900.**

### LOCATION:

### BIG FISH LAKEFRONT

**Address** : 14808 Elm Drive, Marcellus, MI 49067  
**Approx Sq Ft** : 1,094 (O.D.)  
**Lot Size** : 95.2' on lake, 70' on road by 128/142' deep  
**Taxes** : '09 \$5,296 (Non-Homestead) w/'10 SEV might be \$6,181 +/- plus sewer; Estimate only not guaranteed\*  
**Tax ID#** : 14-050-325-014-00 (Marcellus Twp.)  
**Lake Size** : 340 Acres\*\*\*  
**School District:** Marcellus  
**Roof** : NEW '01  
**Elec Service** : 100 Amp  
**Construction** : Frame  
**Heat** : Electric baseboard  
**Possession** : At closing  
**Water Heater** : 40 Gal electric  
**Sewer** : Septic, sewers being installed\*\*\*

**Beach:** Some sand  
**Street:** Paved public  
**Siding:** NEW '01 Vinyl  
**Walls:** Panel  
**Bsmnt:** Crawl Space  
**Water:** 5" Well/pump

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 9 x 10'  
**2<sup>nd</sup> Bedroom** : 8 ½ x 9 ½'  
**Bath** : Full Tub/Shower  
**Bath** : Full Shower  
**Living Room** : 14 x 20'  
**Kitchen/Dine** : 8 ½ x 13'  
**Utility** : 6 ½ x 21 ½'  
**Breezeway** : 9 ½ x 14'  
**Fireplace** : Wood burning  
**Garage** : 2-Car attached 23 x 23'  
**Shed** : 8 x 8'

**Neighborhood:** Elbel's Peninsula

**REMARKS:** Great location here with low traffic dead end street. Spacious site & great view. Includes: Window treatments, range, pier, pier supports, boat lift. Directions: Marcellus Hwy., N. on Finch, R. on Steininger, L. on Loveridge, R. on Red Run, L. on Elm. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*\*This lake is under a possible sewer study or project – contact Marcellus Twp. for details. \*\*\*Lake connects to several others by boat accessing nearly 600 acres including Finch Lk, E. & W. Saddlebag lakes. Undeveloped shore lines has these lakes are only half developed due to scenic wetlands. \*\*\*Buyer assumes sewer assessment of \$8,550+/- principle plus annual interest over 40 yr bond but can be paid in full anytime. Another \$621 +/- will appear on tax bill for prin & int.



Light & bright bedroom.



Roadside of property.



Nice view.



Breezeway.



Open floor plan living, kitchen, dining.

