



Jerdon Real Estate, Inc.

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PRICE: WAS \$299,900 NOW \$254,900.

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 : '08 \$4,852 (Non-Homestead) w/'09 SEV might be \$6,297 +/- + 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

1st Bedroom : 9 x 10'

2nd Bedroom : 8 1/2 x 9 1/2'

Bath : Full Tub/Shower

Bath : Full Shower

Living Room : 14 x 20'

Kitchen/Dine : 8 1/2 x 13'

Utility : 6 1/2 x 21 1/2'

Breezeway : 9 1/2 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 \$8,775 principle plus annual interest over 40 yr bond but can be paid in full anytime. Another \$225 for sewer on 08 tax bill which will increase to \$621 p/yr for prin & int.



Light & bright bedroom.



Roadside of property.



Nice view.



Breezeway.



Open floor plan living, kitchen, dining.

