



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$285,000.

LOCATION :

FINCH LAKEFRONT

Address : 16043 Oak St., Decatur, MI 49045
Apprx Sq Ft : 984' (O.D.)

Built : Unknown

1st Bedroom : 10 x 14'

2nd Bedroom : 10 x 14'

Lot Size : (2) Lots on lake totaling 102' along lake, 100' on road by 86/110' deep. Back Lots total (6) totaling 150' on road by 195' deep.

Bath : Full tub/shower

Taxes : '07 \$1,503(Non-Homestead) w/07 SEV might be \$7,587 +/- estimate not guaranteed*

Kit/Dining : 14 x 16'

Living Rm : 14 x 18'

Front Porch: Enclosed 8 x 23 1/2'

Tax ID# : 14-140-300-014-00 (Volinia Twp)

Lake Size : 114 acres + connects **Beach**: Some sand

Deck : 12 x 20'

Garage : 2-Car detached 22 x 24'

School District: Marcellus **Street**: Public paved

Roof : Shingles **Siding**: Alumn

Elec. Service : 150 amp **Walls**: Dry Wall & Panel

Construction : Frame **Bsmnt**: 80% unfinished

Heat : Forced air oil furnace

Possession : 14 Days after close **Water**: Well/jet pump

Wtr Heater : 59 gal. electric

Neighborhood: Grigg's Forest Home

Sewer : Septic type,

REMARKS: 8 Total lots make for spaciousness & plenty of room for parking. Lake connects to Big Fish & E. & W. Saddlebag lakes offer 600 acres of water, undeveloped shores, scenic waterways, & abundant wildlife. Included: range, ref., micro wave, kit table & 4 chairs, recliner, coffee table, 2 end tables, 2 armless chairs, deck table w/4 chairs, double bed w/springs & mattresses, 2 chest of drawers, washer, dryer, white hutch, all window treatments, pier s/supports. *Jerdon cannot guarantee taxes but provides an estimate to assist buyers rather than just quoting current taxes. Taxes should be appealed as assessment exceeds asking price. Directions: Marcellus Hwy East of Dowagiac, N. on Lawrence, R. on Parker/Oak St., to property. **SELLER IS APPEALING TAX ASSESSMENT CURRENTLY.**

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

