



Jerdon Real Estate, Inc.

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PRICE: \$99,900

LOCATION:

SKYHAWK LAKEFRONT

Address	: 13111 Dutch Settlement Road, Marcellus, MI 49067	Built	: Unknown
Approx Sq Ft	: 860 (O.D.)	1st Bedroom	: 8 x 11 1/2'
Lot Size	: 123' along lake & across back by 336' deep including road right of way	2nd Bedroom	: 7 1/2 x 13'
Taxes	: '08 Taxes \$1,241 (Non-Homestead); w/'09 SEV might be \$1,349+/- Estimate only not guaranteed*	Bath	: Full Tub/Shower
Tax ID#	: 14-080-004-002-00 (Newberg Twp.)	Liv/Kit/Din	: 13 x 19' plus 7 x 9'
Lake Size	: 48 Acres	Utility	: 7 1/2 x 8'
School District:	Marcellus	Porch	: 4 x 10'
Roof	: Shingles	Shed	: 12 x 16'
Elec Service	: 100 Amp	Beach:	No sand
Construction	: Frame	Street:	Public paved
Heat	: CFA Propane gas	Siding:	Vinyl
Possession	: At close	Walls:	Dry wall
Water Heater	: 50 Gal electric	Bsmnt:	Crawl space
Sewer	: Septic tank, lift pump, drain field	Water:	5" Well/sub pump

REMARKS: Included: Water softener, all window treatments, shed. Driveway is located on neighbor's property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Dutch Settlement road runs between house and lake.

