



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: WAS \$495,000. NOW \$375,000. MAKE OFFER!

LOCATION:

SKYHAWK LAKEFRONT (Home & Guest House)

| | | | |
|-------------------------|---|-------------------------------|--------------------------------|
| Address | : 55776 Skyhawk Lake Road, Marcellus, MI 49067 | Built | : 1980 +/- |
| Approx Sq Ft | : 3,777' (O.D.)(980 SF in finished Lower level) | 1st Bedroom | : Master 13 x 21' + 5½ x 8½' |
| Lot Size | : All Aprox.: 13+/- Acres with estimated 700' along lake & road by 700/870' deep extended North to center of creek. This information is estimated only. | 2nd Bedroom | : 10½ x 15' |
| Taxes | : 2012 \$8,158(Non-Homestead) w/2012 SEV might be \$8,280+/- OR \$5,660 w/83% Homestead *Estimate only not Guaranteed. | 3rd Bedroom | : 10½ x 15' |
| Tax ID# | : 14-050-034-003-00(Marcellus Twp.) | Bath | : Master Full tub/shower 7x19' |
| Lake Size | : 43 acres | Bath | : Full tub/shower 8 x 11' |
| School District: | Marcellus | Bath | : Full Shower (Lower Level) |
| Roof | : NEW 2011 | Bath | : Half |
| Elec Service | : 600 amp | Foyer: | 9x15' |
| Construction | : Frame | Great Room | : 13½ x 22' |
| Possession | : At close | Utility: | 11 x 15½' |
| Heat | : HVAC Geo Thermal Water NEW 2006 Furnace | Kitchen | : 14 x 14 |
| Water Heater | : (2) 82 & 52 gal. elec. | Den: | 13½ x 13½' |
| Sewer | : Septic type | 2nd Kitchen | : 9½ x 9½' (L.L.) |
| Garage | : 2-Cat attached | Loft: | 11 x 12' |
| | Pole Barn: 40 x 65' | Family Rm | : 17½ x 21½'(LL) |
| | | Deck: | 4/5'x100' |
| | | Game Rm | : 12 x 21½' (LL) (2)Fireplaces |

GUEST HOUSE: SF: 888', (2) Bedrms: 11½x16' 7½x16' Bath: Full tub/Shower Liv Rm: 13½x19 Kit/Din: 7½x16' Util: 5x6½' Elec: 200 amp Heat: Elec baseboard Fireplace: Brick Roof: Shingles Water: Shared well Siding: Vinyl Garage: 1-Car attached 15½ x 19'

REMARKS: Hand crafted hardwood woodworking, Workshop, & deluxe master bath with large shower & Roman tub room, walk-in closet. Abutting 4+/- lakefront Acres directly to South can be purchased adding another 250' +/- of lakefront & a 2nd pole barn 30x54'. **INCLUDED:** All appliances, fireplace grates, water softener, pier w/supports, garage door remotes. **DIRECTIONS:** M-40 North of M-60, turn W. on Dutch Settlement, R. on Skyhawk Lk Rd property on Left. **NOTE:** Seller will survey south boundary line & in the event a pole barn encroaches, Seller reserves the right to move the South boundary North past encroachment. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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