



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$495,000. NOW \$409,000.**

### LOCATION:

### SKYHAWK LAKEFRONT (Home & Guest House)

<b>Address</b>	: 55776 Skyhawk Lake Road, Marcellus, MI 49067	<b>Built</b>	: 1980 +/-
<b>Approx Sq Ft</b>	: 3,777' (O.D.)(980 SF in finished Lower level)	<b>1<sup>st</sup> Bedroom</b>	: Master 13 x 21' + 5½ x 8½'
<b>Lot Size</b>	: 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.	<b>2<sup>nd</sup> Bedroom</b>	: 10½ x 15'
<b>Taxes</b>	: '10 \$5,329 (Homestead) w/'11 SEV might be \$5,490 OR \$8,027 +/- Non-Homestd; *Estimate only not Guaranteed.	<b>3<sup>rd</sup> Bedroom</b>	: 10½ x 15'
<b>Tax ID#</b>	: 14-050-034-003-00(Marcellus Twp.)	<b>Bath</b>	: Master Full tub/shower 7x19'
<b>Lake Size</b>	: 43 acres	<b>Bath</b>	: Full tub/shower 8 x 11'
<b>School District:</b>	Marcellus	<b>Bath</b>	: Full Shower (Lower Level)
<b>Roof</b>	: Needs replacement	<b>Bath</b>	: Half
<b>Elec Service</b>	: 600 amp	<b>Foyer:</b>	9x15'
<b>Construction</b>	: Frame	<b>Great Room</b>	: 13½ x 22'
<b>Possession</b>	: At close	<b>Utility:</b>	11 x 15½'
<b>Heat</b>	: HVAC Geo Thermal Water Furnace (open loop)	<b>Kitchen</b>	: 14 x 14
<b>Water Heater</b>	: (2) 82 & 52 gal. elec.	<b>Den:</b>	13½ x 13½'
<b>Sewer</b>	: Septic type	<b>2<sup>nd</sup> Kitchen</b>	: 9½ x 9½' (L.L.)
<b>Garage</b>	: 2-Cat attached	<b>Loft:</b>	11 x 12'
	<b>Pole Barn:</b> 40 x 65'	<b>Family Rm</b>	: 17½ x 21½'(LL)
		<b>Deck:</b>	4/5'x100'
		<b>Game Rm</b>	: 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 for \$90,000 adding another 250' +/- of lakefront & a 2<sup>nd</sup> 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)