



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$249,000. NOW \$204,900.**

### LOCATION:

### SKYHAWK LAKEFRONT (Home & Apartment)

**Address** : 12700 Dutch Settlement Rd, Marcellus, MI 49067  
**Approx Sq Ft** : 1,836' (O.D.)  
**Lot Size** : All Aprox.:2 Parcels: 14+/- Acres: Vacant Lakefront parcel is 3 1/2 acres 238' on lake & road by 700' deep. House Parcel is triangular shaped (see aerial).  
**Taxes** : '10 \$2,822 (Homestead) w/'11 SEV might be \$2,974 OR \$4,050 +/- Non-Homestd; \*Estimate only not Guaranteed.  
**Tax ID#** : 14-050-034-004-00&14-050-034-005-00(Marcellus)  
**Lake Size** : 43 acres  
**School District:** Marcellus  
**Roof** : NEW '09  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Possession** : At close  
**Heat** : HVAC elec. Heat pump & elec. baseboard  
**Water Heater** : 82 gal. elec.  
**Sewer** : Septic type

**Built** : 1964  
**1<sup>st</sup> Bedroom** : 11 x 15 1/2  
**2<sup>nd</sup> Bedroom** : 12 x 14'  
**3<sup>rd</sup> Bedroom** : 10 x 11'  
**Bath** : Full shower  
**Bath** : Full tub  
**Living Room** : 13 x 25 1/2'  
**Kitchen/Din** : 13 1/2 x 25'  
**Utility** : 8 x 12' (Utility sink)  
**Fireplace** : (2) Brick wood burning  
**Garage** : 3-Car attached to Apt 24 x 32'  
**Pole Barn** : 30x52' (water/elec)  
**Shed:**12x15'

**DETACHED APARTMENT:** SF: 912', (1) Bedrm: 11x13 Bath: Full Shower Din Rm: 10x11 Kit: 9x11, Liv Rm: 11x19 Elec: 150 amp Heat: Elec baseboard Fireplace: Brick wood burning Roof: NEW '09 Water: Shared well Crawl space: 3 1/2' Siding: Brick ; Washer/dryer hook-ups.

**REMARKS: A lot of property and value for the money!** 3 1/2 Acre vacant lakefront parcel is located just across a gravel stub road from house parcel. Since lakefront parcel is separate, future home building on it is possible. Apartment provides income potential or guest quarters. DIRECTIONS: M-40 North of M-60, turn W. on Dutch Settlement immediately on R. Acreage amounts are to center of roads. Included: appliances in house & apartment.