



# Jerdon Real Estate, Inc.

#F-3726

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VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$389,900.**

### LOCATION :

### BIG FISH LAKEFRONT

<b>Address</b> : 14760 Elm Drive, Marcellus, MI 49067	<b>Built</b> : 2004
<b>Apprx Sq Ft</b> : 2,132 (O.D.) 648 SF 2 <sup>nd</sup> Level	<b>1<sup>st</sup> Bedroom</b> : Master 13 ½ x 16 ½'
<b>Lot Size</b> : 92' along lake, 170' on road by 129/156' deep 8' easement to lake on East line.	<b>2<sup>nd</sup> Bedroom</b> : 11 x 21 (2 <sup>nd</sup> Level)
<b>Taxes</b> : '10 \$7,144(Non-Homestead) SEE BELOW Plus sewer*	<b>3<sup>rd</sup> Bedroom</b> : 10 x 13 ½' (2 <sup>nd</sup> Level)
<b>Tax ID#</b> : 14-050-325-018-01 (Marcellus Twp)	<b>Bath</b> : Master Full Tub/shower 9 x 11 ½'
<b>Lake Size</b> : See below	<b>Bath</b> : Full Tub/shower (2 <sup>nd</sup> Level)
<b>School District:</b> Marcellus	<b>Bath</b> : Half
<b>Roof</b> : Shingles	<b>Great Rm</b> : 15 x 18 ½'
<b>Elec. Service</b> : 200 amp	<b>Kitchen</b> : 13 x 17'
<b>Construction</b> : Frame 2-Story	<b>Dining Area</b> : 12 x 13'
<b>Heat</b> : HVAC Hi-efficiency Natural Gas	<b>Utility</b> : 6 x 9'
<b>Possession</b> : At Closing	<b>Fireplace</b> : Wood burning or gas log/lighter
<b>Wtr Heater</b> : (2) Electric 50 gal. each	<b>Garage</b> : 2-Car attached 24 x 24'
<b>Sewer</b> : Sewers being installed**	<b>Neighborhood:</b> Elbel's Peninsula

**REMARKS:** This "like new" custom built lake home has all the amenities, PLEASE SEE OUR "HOME HIGHLIGHTS PAGE" for complete details. Lake connects to several others including Finch & E. & W. Saddlebag Lakes with about 600 acres of total water. Included: refrigerator, built-in oven & cook top w/down draft, micro wave, dishwasher, washer, dryer, water softener, pier w/supports, all window treatments. \*Jerdon cannot guarantee taxes but provides estimate to assist buyers . Another \$610 on tax bill for sewer assessment w/about \$8,325 sewer principle assessed until paid in full. Directions: Marcellus Hwy , N. on Finch Rd, R. on Steininger, L. on Loveridge, R. on Red Run, L. on Elm.



