



## Jerdon Real Estate, Inc.

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**PRICE: \$289,900.**

### LOCATION:

### BIG CEDAR LAKEFRONT

**Address** : 90856 Bluff Avenue, Marcellus, MI 49067  
**Approx Sq Ft** : 2,300 (O.D.)(849 SF on 2<sup>nd</sup> Level)  
**Lot Size** : (2) Lots totaling 11' along lake, 73' on road by 181/195' deep.  
**Taxes** : 2010 \$1,228.41 (Non-Homestead) w/'11 SEV might Be \$5,215+/- estimate only not guaranteed\*  
**Tax ID#** : 80-16-040-022-00 (Porter Twp)  
**Lake Size** : 289 Acres (Full-rec)  
**School District:** Marcellus  
**Roof** : NEW '10  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : Electric heat storage units\* (not operating)  
**Possession** : At close  
**Water Heater** : 40 gal elec.  
**Sewer** : Septic type

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11½ x 14'  
**2<sup>nd</sup> Bedroom** : 11½ x 13' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 8 x 10½' (2<sup>nd</sup> Level)  
**Bath** : Full Tub/shower  
**Bath** : Full shower  
**Bath** : Full Tub/shower (2<sup>nd</sup> Level)  
**Living Rooms** : (2) 13 x 20' , 11 x 19(2<sup>nd</sup> Level)  
**Kits/Dining** : (2) 19½x20, 9x15½ (2<sup>nd</sup> Level)  
**Utility** : 9 x 16'  
**Deck** : 10 x 16'

**Beach:** Sandy  
**Street:** Public paved  
**Siding:** Vinyl  
**Walls:** Dry wall/panel  
**Water:** 4" Well/sub pump  
**Basement:** Partial

**REMARKS:** INCLUDED: 2 ranges, 1 ref., washer, dryer, 2 sectional sofas, 2 din tables w/8 chairs, 3 rocking chairs, desk, 2 TV sets & 1 stand, twin & 2 double beds w/springs & mattresses, 5 table lamps, 4 lamp tables, dresser, chest of drawers, floor lamp, 3 deck chairs, 2 grills, all window treatments, pier w/supports, & 2 window AC units. \*Heat units do not operate & seller is selling 'as is'. \*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)