



Jerdon Real Estate, Inc.

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PRICE: Was \$289,900. NOW \$225,000.

LOCATION:

BIG CEDAR LAKEFRONT

Address : 90856 Bluff Avenue, Marcellus, MI 49067
Approx Sq Ft : 2,300 (O.D.)(849 SF on 2nd Level)
Lot Size : (2) Lots totaling 111' 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

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

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

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)