



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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



**PRICE: \$389,900**

### LOCATION:

### BIG CEDAR LAKEFRONT

<b>Address</b>	: 29090 Cedarama Drive, Marcellus, MI 49067	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,344 (O.D.)(Includes 448 SF in lower walkout)	<b>1<sup>st</sup> Bedroom</b>	: 13 x 13½'
<b>Lot Size</b>	: 2 ½ Lakefront Lots: 158' on lake, 165' on road by 142/150' deep. BackLot: 1.21 acres 235' on road by 250' deep (see survey) All approximates	<b>2<sup>nd</sup> Bedroom</b>	: 13 x 13½'
<b>Taxes</b>	: 2010 \$4,495.30 (Non-Homestead) w/2011 SEV might be \$7,900+/- estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 12½ x 12½' (Lower level)
<b>Tax ID#</b>	: (Porter Twp, Van Buren County MI)	<b>Bath</b>	: Full shower
<b>Lake Size</b>	: 269 acres	<b>Bath</b>	: Full shower (Lower level)
<b>School District:</b>	Marcellus	<b>Kit/Din/Liv</b>	: 13½ x 31½'
<b>Roof</b>	: NEW `10	<b>Rec Room</b>	: 8 ½ x 16' (Lower level)
<b>Elec Service</b>	: yes	<b>Screened</b>	
<b>Construction</b>	: Frame	<b>Porch</b>	: 13 x 30' (Lakeside)
<b>Heat</b>	: CFA natural gas	<b>Fireplace</b>	: Wood burning
<b>Possession</b>	: At close	<b>Carport</b>	: 12 x 22'
<b>Water Heater</b>	: 30 gal.	<b>Pole Building</b>	: 30 x 40' (on Back Lot)
<b>Sewer</b>	: Septic type		

**Neighborhood:** Cedarama Shores

**REMARKS:** LARGE LAKE FRONTAGE AND BACK LOT ACREAGE!!!!!! INCLUDED: Range, ref., washer, dryer, queen, king, & 2 twin beds all w/springs/mattresses, chest of drawers, dining table, 4 chairs, 2 desks, 2 couches, TV set/stand, picnic table, small round table, raft, pier w/supports, paddle boat, all window treatments. \*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)