



## Jerdon Real Estate, Inc.

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**PRICE: Was \$299,900. Now \$249,900**

### LOCATION:

### BIG FISH LAKEFRONT (Home & mobile home)

**Address** : 51486 Red Run Road, Marcellus MI 49067  
**Approx Sq Ft** : 1,445' (O.D.)  
**Lot Size** : 61' along lake, 60' on road by 167/183' deep.  
**Taxes** : 2013 \$3,858\*\* (Non-Homestead) w/2013 SEV might  
 Be \$5,046+/- estimate only not guaranteed  
**Tax ID#** : 14-050-008-018-00 (Marcellus Twp)  
**Lake Size** : 340 Acres + connected to other lakes  
**School District:** Marcellus  
**Roof** : NEW 2010 shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : HVAC natural gas  
**Possession** : 15 Days after close  
**Water Heater** : 40 gallon gas  
**Sewer** : Municipal, buyer assumes assessment\*\*

**Beach:** Sandy  
**Street:** Paved public  
**Siding:** Vinyl  
**Walls:** Dry wall  
**Bsmnt:** Crawl space  
**Water:** 5" well/sub. pump

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 12 x 14' (2<sup>nd</sup> Level)  
**2<sup>nd</sup> Bedroom** : 10 x 15' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 6½ x 11' (2<sup>nd</sup> Level)  
**Bath** : Full Tub/shower  
**Living Room** : 15½ x 25½  
**Kit/Dining** : 13 x 14'  
**Sitting Room** : 9½ x 15'  
**Utility** : 6 x 12½'  
**Deck** : Irregular shape 25 x 34'  
**Fireplace** : Wood burner **Shed:** 5x7'

**Mobile Home:** 528 SF; Bdrm: 10x11  
 Full Bath Tub/shower Liv Rm: 11x13½  
 Kit/Din 8 ½ x 11; Heat: Natural gas  
 furnace, Window AC

**REMARKS: GO TO FURNISHINGS LIST FOR A VERY LONG LIST OF PERSONAL PROPERTY INCLUDED WITH THIS SALE!** \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*\*Another \$589 on tax bill for annual sewer assessment until paid in full, principle remainder of approx. \$7,650. Connects to 3 other lakes; Finch, & E. & W. Saddlebag.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)