



## Jerdon Real Estate, Inc.

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**PRICE: \$189,900 Now \$159,900**

### LOCATION:

### BIG FISH LAKEFRONT

**Address** : 51552 Fish Lake Drive, Marcellus, MI 49067

**Approx Sq Ft** : 637 (O.D.)

**Lot Size** : 25' on lake & road by 104/107' deep

**Taxes** : '09 Taxes \$972 (Non-Homestead) + \$329 sewer; w/'10 SEV might be \$1,861 (+ \$621 sewer\*) +/- Estimate only not guaranteed\*

**Tax ID#** : 14-050-008-038-00 (Marcellus Twp.)

**Lake Size** : 340 Acres\*

**School District:** Marcellus

**Roof** : Shingles

**Elec Service** : 100 Amp

**Construction** : Frame

**Possession** : At close

**Heat** : NEW '10 CFA Natural gas Hi-eff

**Water Heater** : NEW '10 40 Gal elec.

**Sewer** : Municipal; Buyer assumes remaining assess. \$8,550

**REMARKS:** NEW 2009/2010: Plumbing, wiring, most windows, doors, dry wall, hickory hardwood floors, painting, cabinets, appliances, tile floor, bath, lighting & plumbing fixtures, furnace, duct work, well, pump, water heater, interior. Included: ALL NEW: range, refrigerator, dishwasher, microwave hood, washer/dryer, rugs, pier w/supports, window AC. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*Lake connects to 3 others with 600 acres of total water area. Seller is a real estate licensee. \*Sewer assessment is \$8,550 payable over bond '10 payment for principle/interest was \$621. Can be paid in full at anytime.

**Built** : Unknown, remodeled 2010

**1<sup>st</sup> Bedroom** : 8 x 8 1/2'

**2<sup>nd</sup> Bedroom** : 8 x 8'

**Bath** : Full Tub/shower

**Living Room** : 6 1/2 x 17'

**Kitchen/Din** : 9 x 20'

**Utility** : 7 1/2 x 9'

**Deck** : 3 1/2 x 16'

**Garage** : 1-Car detached 12 1/2 x 20'

**Beach:** Sandy

**Street:** Private paved

**Siding:** Vinyl

**Walls:** NEW '10 Dry wall

**Bsmnt:** Crawl space

**Water:** NEW '10 5" WII/pmp

Directions: Marcellus Hwy., N. on Finch, R. on Steinenger, L. on Loveridge, L. at lake to property.