



Jerdon Real Estate, Inc.

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PRICE: \$189,900

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

1st Bedroom : 8 x 8 ½'

2nd Bedroom : 8 x 8'

Bath : Full Tub/shower

Living Room : 6 ½ x 17'

Kitchen/Din : 9 x 20'

Utility : 7 ½ x 9'

Deck : 3 ½ x 16'

Garage : 1-Car detached 12 ½ 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.