



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$312,900. (with allowances)**

LOCATION:

SKYHAWK LAKEFRONT

Address	: 55776 Skyhawk Lake Road, Marcellus, MI 49067	Built	: 1980 +/-
Approx Sq Ft	: 3,777' (O.D.)(980 SF in finished Lower level)	1st Bedroom	: Master 13 x 21' + 5½ x 8½'
Lot Size	: All Aprox.: 8+/- Acres with 455' along lake, 332' on road by 797/895' deep.	2nd Bedroom	: 10½ x 15'
Taxes	: 2013 estimated at \$4,600+/- (Non-Homestead) OR \$2,800 +/- w/Homestead *Estimate only not Guaranteed.	3rd Bedroom	: 10½ x 15'
Tax ID#	: 14-050-034-003-01(Marcellus Twp.)	Bath	: Master Full tub/shower 7x19'
Lake Size	: 43 acres	Bath	: Full tub/shower 8 x 11'
School District:	Marcellus	Bath	: Full Shower (Lower Level)
Roof	: NEW 2011	Bath	: Half
Elec Service	: 600 amp	Foyer:	9x15'
Construction	: Frame	Great Room	: 13½ x 22'
Possession	: At close	Utility:	11 x 15½'
Heat	: HVAC Geo Thermal Water NEW 2006 Furnace	Kitchen	: 14 x 14
Water Heater	: (2) 82 & 52 gal. elec.	Den:	13½ x 13½'
Sewer	: Septic type	2nd Kitchen	: 9½ x 9½' (L.L.)
Garage	: 2-Cat attached	Loft:	11 x 12'
	Pole Barn: 40 x 65'	Deck:	4/5'x100'
		Game Rm	: 12 x 21½' (LL) (2)Fireplaces

REMARKS: 2013 UPGRADES! NEW driveway installed, extensive excavation work of dead & fallen trees, demolition work, old deck removed, & general clean-up. **PRICE INCLUDES allowance for a NEW \$9,600 deck in front of main gable & roof for East half of pole barn \$3,700. Hand crafted hardwood woodworking, Workshop, & deluxe master bath with large shower & Roman tub room, walk-in closet. **INCLUDED:** All appliances, fireplace grates, water softener, pier w/supports, garage door remotes. DIRECTIONS: M-40 North of M-60, turn W. on Dutch Settlement, R. on Skyhawk Lk Rd property on Left. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. SELLER IS REAL ESTATE BROKER. ABUTTING LAKE PROPERTY MAY BECOME AVAILABLE .