



## Jerdon Real Estate, Inc.

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**PRICE: \$194,900.**

### LOCATION:

### FINCH LAKEFRONT

<b>Address</b>	: 16066 Huyck Drive, Marcellus MI 49067	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,417(O.D.)(Includes 170 SF in Sun Room)	<b>1<sup>st</sup> Bedroom</b>	: 12 x 15'
<b>Lot Size</b>	: (2) Lots totaling 80' on lake, 79' on road by 149/152' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 9 x 9½'
<b>Taxes</b>	: 2016 \$1,407 (Homestead) w/2017 SEV might be \$1,620 OR \$2,583+/- Non-Homestead estimate only not guaranteed*	<b>Bath</b>	: Full Tub/shower (New)
<b>Tax ID#</b>	: #14-140-012-032-00 & #14-140-012-033-00	<b>Living Room</b>	: 19 x 20½'
<b>Lake Size</b>	: 114 Acres plus more*	<b>Kit/Dining</b>	: 10½ x 19½'
<b>School District:</b>	Marcellus	<b>Sun Room</b>	: 10 x 17' (not heated)(2000)
<b>Roof</b>	: Shingles**	<b>Foyer</b>	: 6½ x 9½'
<b>Elec Service</b>	: 200 amp	<b>Utility Rm</b>	: 5 x 8*
<b>Construction</b>	: Frame	<b>Deck</b>	: 12 x 18'
<b>Heat</b>	: ElecBase, large AC unit	<b>Shed</b>	: 10 x 11 ½'
<b>Possession</b>	: 15 days after closing	<b>Garage</b>	: 2½ Car detached 24 x 24' w/storage basement below.
<b>Water Heater</b>	: 40 gal elec (2013)	<b>Other</b>	: Has 2 locations for possible Wood burners with firewalls & Chimneys.
<b>Sewer</b>	: Municipal, sewer assessment PAID		

**REMARKS:** \*\*House roof 2005, shed/garage roofs in 2010. Windows replaced in 1999; sun room 2000; utility rm has washer/dryer hook-ups. DIRECTIONS: Lawrence Rd N. from Marcellus Hwy, Right on Finch, L. at curve, take 1<sup>st</sup> Left to property. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. INCLUDED: 2003 Jayco pop-up camper, all window treatments, 2 piers w/supports, shed, gas grill, vinyl chairs, umbrella stand, 3 benches, wood burner, riding lawn mower with trailer, garage work bench, some garage shelving, 2 dehumidifiers, futon w/mattress, 2 wicker chairs & end table, rocking chair, floor lamp table, desk & chair, file cabinet, small book shelf, matching couch & love seat, coffee & 4 end tables, TV w/stand, 2 table lamps, pine shelf, 4 bar stools, 2 twin & queen beds all w/springs/mattresses, 2 night stands, 3 plastic shelves, 2 dressers, chest of drawers, bedrm TV, wood cart, dining table w/4 chairs, range, ref., dishwasher, micro wave, some counter top appliances, some dishes, pots, pans, etc., water cooler, large AC unit mounted through wall.

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