



Jerdon Real Estate, Inc.

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PRICE: \$329,900

LOCATION:

BIG FISH LAKEFRONT

Address : 51070 Red Run Drive, Marcellus, MI 49067
Approx Sq Ft : 1,659 (O.D.)
Lot Size : (4) Lots totaling 270' on lake, 219' on road by 100/134' deep; (2) backlots 140' on road, 151' in back by 80' deep
Taxes : '09 \$2,950** (Homestead) w/'10 SEV might be \$4,454 OR 6,699+/- Non-homestead Estimate not guaranteed*
Tax ID# : 14-050-175-022-01/14-050-175-020-01 (Marcellus)
Lake Size : 340 Acres* + plus more
School District: Marcellus
Roof : Shingles
Elec Service : 100 Amp
Construction : Fieldstone
Heat : HVAC Natural gas
Possession : 30 Days after close
Water Heater : 40 Gal electric
Sewer : Municipal being installed, see below**

Built : 1946
1st Bedroom : 12 x 16 1/2'
2nd Bedroom : 8 1/2 x 14 1/2'
3rd Bedroom : 9 x 9 1/2'
Bath : Full Tub/Shower
Living Room : 15 1/2 x 30'
Kitchen/Dine : 11 x 23 1/2'
Entry : 5 x 8'
Fireplace : Fieldstone
Garage : Needs demolition

Neighborhood: Elbel's East Beach

REMARKS: **Another \$329+/- for sewer assessment appeared on '09 tax bill & this will increase to about \$621 over the 40 yr bond or remainder principle of \$9,263 can be paid in full anytime. **Back Lots are taxed as "Non-Homestead." Included: Washer, dryer, pier w/pier supports, window treatments. Directions: From Marcellus Highway, N on Finch Road, R (E) on Steinger, L (W) on Loveridge, R (N) on Red Run to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Big Fish connects to Finch (114 acres) & E. & W. Saddlebag Lks offering about 600 acres of water.

