



Jerdon Real Estate, Inc.

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PRICE: WAS \$222,000. NOW \$199,500.

LOCATION:

BIG FISH LAKEFRONT

Address	: 51622 Fish Lake Drive, Marcellus, MI 49067	Built	: Re-built 1992
Approx Sq Ft	: 744' (O.D.)	1st Bedroom	: 9 x 10'
Lot Size	: Approx 40' on lake/road by 39/48' deep Backlot: 40'	2nd Bedroom	: 9 x 10 1/2'
Taxes	: on Rd by 306' deep. +/- 2011 \$2,310 (Non-Homestead) w/12 SEV might be \$4,695 +/- estimate only not guaranteed (+sewer)*	Bath	: Full shower
Tax ID#	: 14-050-008-056-00/14-050-008-057-00 (Marcellus)	Kit/Dining	: 8 x 12 1/2'
Lake Size	: See below	Living Rm	: 11 x 23'
School District:	Marcellus	Fireplace	: Wood burner
Roof	: NEW 2010	Decks	: (2) Covered 11 x 35', 15 x 19'
Elec Service	: (2) 00 amp services	Garage	: Detached located on backlot 24 x 36', insulated, propane gas Furnace. (1992)
Construction	: Frame		
Heat	: HVAC nat gas	Beach:	Sandy
Possession	: At close	Street:	Private paved
Water Heater	: 10 gal elec.	Siding:	Vinyl
Sewer	: Municipal, buyer assumes assessment*	Walls:	Pine/Dry Wall
		Bsmnt:	Crawl space
		Water:	Well/pump

REMARKS: "Walk-in" condition. Rustic pine interior . Most everything re-built/remodeled. INCLUDED: Pier w/supports, boat lift, Monarch (1998) pontoon boat with 40 HP engine, range, ref., micro wave, wood burner, 4 recliners, flat screen TV, 3 end tables, 2 dressers, 2 twin & full beds w/springs & mattresses, dining table w/ 4 chairs, 4 table lamps, bath cabinets, 16 piece deck furniture set w/ cushions, porch swing, gas grill, all window treatments.

*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$643.92 appeared on tax bill for annual sewer prin/interest payment until paid in full; buyer assumes \$8,325 +/- assessment which can be paid off anytime.

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