



## Jerdon Real Estate, Inc.

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**PRICE: Was \$229,900 NOW \$199,000.**

### LOCATION:

### FINCH LAKEFRONT

**Address** : 15891 Oak Street, Decatur MI 49045  
**Approx Sq Ft** : 1,315(O.D.)(221 SF in Upper loft)  
**Lot Size** : 50' along lake, 48' along road by 123/136' deep.  
 BackLot: 48' on road x 175' deep.  
**Taxes** : 2014 \$2,323 (Non-Homestead) w/2014 SEV might  
 be \$4,376\*+/- estimate only not guaranteed\*  
**Tax ID#** : 14-050-007-013-00/14-050-250-006-00  
**Lake Size** : 114 Acres, plus more\*  
**School District:** Marcellus  
**Roof** : NEW 2010  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Forced air propane  
**Possession** : At closing  
**Water Heater** : 38 gal elec  
**Sewer** : Municipal, buyer assumes remainder\*

**Beach:** Sandy  
**Street:** Paved Public  
**Siding:** Vinyl  
**Walls:** Drywall/Knotty Pine  
**Bsmnt:** Crawl Space  
**Water:** 2" Well, Jet Pump

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 9 x 9½  
**2<sup>nd</sup> Bedroom** : 9 x 9½  
**Sleeping Area** : 12 x 17' (Loft, upper level)  
**Bath** : Full Shower  
**Kit/dining** : 13 x 17½  
**Living Room** : 9½ x 19'  
**Family Room** : 15½ x 19'  
**Patio** : 14 x 20'  
**Deck** : 8 x 16'  
**Fireplace** : Wood Stove (only)  
**Garage** : 1-Car Detached 18 x 24'  
 (on back-lot)

**REMARKS:** Included: Range, ref., dishwasher, washer/dryer, window A/C, kit table, chest of drawers, dresser w/ mirror, night stand, recliner & ottoman, 2 couches, 2 coffee tables, TV set & stand, 2 table lamps, rocking chair, wood stove, 2 double, single, & day beds w/ springs/mattresses, all window treatments, pier w/ supports, raft, & grill. \*Jerdon cannot guarantee tax estimate but is provided to assist buyer. Another \$611 on tax bill for sewer assessment until paid; buyer assumes \$8,075+/- in principle. \*Connects by boat to Big Fish & E. & W. Saddlebag Lakes with over 600 acres of water.