



## Jerdon Real Estate, Inc.

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**WAS \$495,000. NOW \$479,900.**

### LOCATION:

### BIG FISH LAKEFRONT

**Address** : 51881 Welcher Road, Marcellus, MI 49067  
**Approx Sq Ft** : 1,900 (O.D.)  
**Lot Size** : Approx. 75' on lake & road by 275' +/- deep.  
**Taxes** : '07 \$2,861 (Homestead) w/'07 SEV might be \$4,005  
 OR \$6,451 +/- Non-Homestead. Estimate only not guaranteed\*  
**Tax ID#** : 14-050-007-032-00 (Marcellus Twp.)  
**Lake Size** : 340 Acres - See below  
**School District:** Marcellus  
**Roof** : Shingle  
**Elec Service** : 200 Amp  
**Construction** : Frame  
**Heat** : HVAC propane gas & central air  
**Possession** : 30 Days after close  
**Water Heater** : 40 Gal gas  
**Sewer** : Septic type\*\*

**Beach:** No sand  
**Street:** Private gravel  
**Siding:** Vinyl  
**Walls:** Dry Wall  
**Bsmnt:** 5' basement  
**Water:** 5" Well/submersible pump

**Built** : 2003  
**1<sup>st</sup> Bedroom** : 11 x 12 ½'  
**2<sup>nd</sup> Bedroom** : 15 x 17' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : Loft 12 x 13 ½' (2<sup>nd</sup> Level)  
**Bath** : Full tub/shower  
**Bath** : Full shower (2<sup>nd</sup> Level)  
**Living Room** : 20 x 22'  
**Kit/Dining** : 14 x 15'  
**Porch** : Screened 14 x 14'  
**Deck** : 13 x 31'  
**Fireplace** : Wood burning stone faced  
**Garage** : 3-Car Attached 27 x 32'

**Neighborhood:** "Welcher"

**REMARKS:** Spectacular lake home & property. Lake connects to several others including Finch and E. & W. Saddlebag Lakes with about 600 acres of total water. Included: Ref., all window treatments, water softener, pier w/supports. One Lilac bush not included. Directions: Marcellus Hwy, N. on Finch, R. Welcher to property. \*Jerdon cannot guarantee tax estimate but does so to assist the buyer. \*\*Apparently this lake is under a municipal sewer study or approval. Contact Marcellus Township for details.

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



View from loft bedroom.



Lakeside.



Nice kitchen & dining.



Unmatched living room or great room!



View from the roadside.