



Jerdon Real Estate, Inc.

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PRICE: WAS \$399,000 NOW \$369,900

LOCATION:

BIG CEDAR LAKEFRONT

Address : 28762 Cedarama Drive, Marcellus, MI 49067
Approx Sq Ft : 2,386 (Includes 829 SF in Lower Level)
Lot Size : 77.5' on lake, 100' on road by 209' deep.
Taxes : '10 Taxes \$2,639 (Homestead); w/'11 SEV might be \$3,863 OR \$6,566 +/- (Non-Homestead) Estimate only not guaranteed*
Tax ID# : 80-16-061-042-10 (Porter Twp.)
Lake Size : 269 Acres
School District: Marcellus
Roof : NEW '10
Elec Service : 200 Amp
Construction : Frame
Heat : HVAC Natural gas
Possession : At close
Water Heater : 40 Gal gas

Beach: Some sand
Street: Paved public
Siding: NEW '10 Vinyl
Walls: Dry wall
Bsmnt: Full walkout
Water: 4" well/sub pump
Sewer: Septic type**

Built : 1986
1st Bedroom : 12 ½ x 15' Master
2nd Bedroom : 11 ½ x 14 ½'
3rd Bedroom : 14 x 15' (Lower level)
Bath : Master Full Tub/Shower
Bath : Full Shower (Lower Level)
Bath : Half (Utility Room)
Living Room : 14 x 19' (Vaulted)
Kitchen : 9 x 15 ½'
Dining Area : 13 ½ x 16'
Utility : 5 ½ x 11'
Family Room : 19 x 25 ½' (Lower Level)
Wood Burner : Self standing
(2) Decks : 10x21', 6x39', 3x29' and 15 x 16'
Garage : 2-Car Attached 23 x 24'
Neighborhood: Cedarama Shores

REMARKS: Underground sprinkling, pet fence, abundant closets, concrete drive, back-up elec. Generator, appliances NEW '04, attic exhaust fan. Included: pier w/supports, paddle boat, range, 2 refs., washer/dryer, dishwasher, din table w/6 chairs, din cabinet, & shelf, wood burner, leather couch & loveseat, coffee table, 2 end tables, 2 potted plants, all window treatments, shelf unit, dresser, entertainment cabinet, 2 round stands, 2 queen beds w/springs & mattresses/headboards, 3 dressers w/mirrors, 3 night stands, 2 table lamps, floor lamp, 2 TVs w/stands, pool table, 2 swag lamps, 3 cedar lake wall hangings, 6 bar stools, generator, water softener, couch & coffee table, 6 plaid chairs, all director chairs, pine chest, patio table & chairs, loungers, picnic table. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **2 tanks, drain field, dry well for water softener.

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