



Jerdon Real Estate, Inc.

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PRICE: \$169,900.

LOCATION:

LEWIS LAKEFRONT

Address : 10025 Berry's Lane, Marcellus MI 49067
Approx Sq Ft : 1,512' (O.D.)
Lot Size : 180' on lake & road by 118/151' deep.
Taxes : 2012 \$1,359 (Homestead) w/2013 SEV might be \$1,642 OR \$2,779+/- Non-Homestead estimate only not guaranteed*
Tax ID# : 75-007-040-003-00 (Flowerfield Twp St. Joseph Cty)
Lake Size : 31 Acres
School District: Three Rivers
Roof : NEW 2009
Elec Service : 100 amp
Construction : Manufactured
Heat : CFA propane
Possession : 7 Days after close
Water Heater : 40 gal gas
Sewer : Septic type

Beach: Sandy
Street: Gravel public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Concrete crawl space
Water: 4" well/sub. pump

Built : 1989
1st Bedroom : 13 x 14½'
2nd Bedroom : 12 x 13'
3rd Bedroom : 9 x 10½'
Bath : Master Full shower/whirlpool tub
Bath : Full tub/shower
Living Room : 15 x 26½'
Kitchen : 10 x 13½'
Dining : 9 ½ x 13'
Utility : 5 x 6'
Deck : 4½ x 68', 8' wide section off LivRm
Beach-house : Has Electric; 12 x 16'
Shed : 8 x 12'
Garage : 2-Car detached 24 x 28'

REMARKS: "Walk-in" Condition! Great view of lake! INCLUDED: shed, range, ref., washer, dryer, micro wave, 2 window AC units, dishwasher, all window treatments, pier w/supports. Directions: Take Marcellus Hwy E of Marcellus or M-216(same Hi-way) West of U.S. 131, North on Lewis Lk Rd, Left on Berry's Lane to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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