



Jerdon Real Estate, Inc.

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Price \$294,500.

LOCATION:

BIG FISH LAKEFRONT

Address : 51470 Red Run Road, Marcellus, MI 49067
Approx Sq Ft : 1,392 (O.D.)
Lot Size : 59' on Lake and road by 197/211' deep

Taxes : '07 \$3,281 (Non-Homestead) w/'08 SEV might be \$4,985 +/- *Estimate only not guaranteed

Tax ID# : 14-050-008-019-00 (Marcellus Twp.)

Lake Size : 340 Acres - See below

School District: Marcellus

Roof : Shingles/Roll

Elec Service : NEW '01 200 Amp

Construction : Frame

Heat : Hot water base & electric base upstairs

Possession : 10 Days after close

Water Heater : 40 Gal gas

Sewer : NEW '01 Septic type, but sewers scheduled for '09.

Beach: Sandy

Street: Paved public

Siding: Stucco/Stone/Wood

Walls: Dry Wall

Bsmnt: Crawl Space

Water: NEW '01 5" Well

Built : Unknown

1st Bedroom : 11 ½ x 13 ½'

2nd Bedroom : 10 x 14' (2nd Level)

3rd Bedroom : 9 ½ x 12' (2nd Level)

Bath : Full Shower

Bath : Half Bath

Living Room : 11 x 23'

Kitchen : 11 x 12' NEW '04

Dining Area : 10 x 15 ½'

Decks : (2) 10 x 58', 19 x 29' NEW '03

Screen House : 12 x 12' Detached

Garage : 4-Car Detached 24 x 24' + 20 x 35'

REMARKS: Lake connects to several others including Finch and E. & W. Saddlebag Lakes with about 600 acres of total water. Included: Range, refrigerator, dishwasher, microwave oven, all window treatments, dryer, garage remotes, din. Table & 6 chairs, dining cart & shelf unit, oak cabinet w/baskets, 2 table lamps, maple entertainment cabinet w/Sony TV, 2 sleeper sofas w/pillows, wall mirror, end table, recliner, 2 area rugs, 3 double beds w/springs & mattresses, 2 small dressers, & 3 window ACs. PIER NOT INCLUDED & water softener is rental. Generator hook up. Directions: Marcellus Hwy, N. on Finch, R. on Steininger. L. on Loveridge. R. on Red Run. *Jerdon cannot guarantee tax estimate but does so 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)



This property located on the East shore & views West. Upper 2 lakes are the Saddlebags, Finch Lk is not Seen but is located to the left or East of this photo.



Screen house (detached).



Main level deck (2 decks total)



Interior of screen house.



Lower level boardwalk area (lakeside)



Dining/Kitchen.



Large Kitchen.



Yard area.



Large 4-car detached garage.