



## Jerdon Real Estate, Inc.

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**PRICE: \$130,000.**

### LOCATION:

### BIG CEDAR LAKEFRONT

<b>Address</b>	: 90886 Bluff Drive, Marcellus MI 49067	<b>Built</b>	: Unknown
<b>Approx Sq Ft</b>	: 1,081(O.D.)(444 SF on 2 <sup>nd</sup> Level)	<b>1<sup>st</sup> Bedroom</b>	: 9 x 9' (2 <sup>nd</sup> Level)
<b>Lot Size</b>	: (2) Lots totaling approx. 105' along lake, 96' on road By 214/245' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 9 x 9' (2 <sup>nd</sup> Level)
<b>Taxes</b>	: 2012 \$2,624 + sewer (Non-Homestead) 2013 SEV needs to Be appealed & is \$103,400 (doubled for true cash Value) see below.	<b>3<sup>rd</sup> Bedroom</b>	: 9 x 10' (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: 80-16-040-021-00 (Porter Twp., V. Buren County)	<b>4<sup>th</sup> Bedroom</b>	: 8 ½ x 12' (2 <sup>nd</sup> Level)
<b>Lake Size</b>	: 289 Acres	<b>Bath</b>	: Full tub/shower
<b>School District:</b>	Marcellus	<b>Living Room</b>	: 9 x 17 ½'
<b>Roof</b>	: Shingles	<b>Kit/Dining</b>	: 9 x 17 ½'
<b>Elec Service</b>	: 100 amp	<b>Porch</b>	: Enclosed 7 x 19'
<b>Construction</b>	: Frame	<b>Boat House</b>	: 10 x 16'
<b>Heat</b>	: HVAC natural gas	<b>Neighborhood:</b>	Becker Beach
<b>Possession</b>	: At closing		
<b>Water Heater</b>	: 30 gal gas		
<b>Sewer</b>	: Municipal sewers being installed, see below		

**REMARKS: Beautiful location with double Lot frontage!** Cottage needs work. According to Porter Twp., municipal sewers installation will start Fall 2013, buyer assumes burden to connect. Buyer assumes remainder sewer principle until paid in full of \$8,750+/- . Another \$415 on tax bill for annual sewer int/prin payment. Buyer accepts contents remaining at closing. PIER INCLUDED. Being sold completely "AS-IS". PROPERTY is over-assessed as 2013 SEV is \$103,400 resulting in a true cash value by township of \$206,800. Broker will be glad to assist with tax appeal for March 2014 B.O.R.

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