



Jerdon Real Estate, Inc.

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PRICE: \$169,000.

LOCATION:

BIG CEDAR LAKEFRONT LOT

- Address** : Cedarama Drive, Marcellus MI 49067
- Lot Size** : 75' on lake, 89' on road by 194/234' deep.
- Taxes** : 2013 \$1,165 (Non-Homestead) w/2014 SEV might be \$2,149 +/- estimate only not Guaranteed.
- Sewer** : New municipal sewer project at this lake. Sewer assessment of approx. \$475 currently Levied on property payable over bond term. Upon building, current tap fee of \$8,500 To Porter Township (contact Porter for details).
- Tax ID #** : 80-16-061-043-20 (Porter Township, Van Buren County)
- Lake Size** : 289 Acres
- School District:** Marcellus
- Beach** : No sand
- Street** : paved public
- Possession** : At close.

REMARKS: Exceptional building site ideal for walkout lower level. Porter Township building codes in effect. New sewer project make it easy for building! Some building deed restrictions also available upon request. *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)

