



Jerdon Real Estate, Inc.

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PRICE: WAS \$399,000 NOW \$319,900.

LOCATION:

4 CABINS BOGART LAKEFRONT

Address : 12568 Baer Drive, Marcellus, MI 49067 **Lake Size:** 35 acres **Beach:** Very Sandy
Lot Size : 2.0 Acres: SEE SURVEY ; 358' along lake by 193/290' deep.
Taxes : Estimate only; might be \$ 8,400+/- **Tax ID#:** Part of 14-080-003-003-04 (Newberg Twp)
School District: Marcellus **Street:** Private gravel **Possession:** At close **Roofs:** All metal '06 to '10

SYCAMORE COTTAGE: 404 SF;
Remodeled '06; 1 BR, 1 Shower Bath; Wood ext., Kit, Liv Rm, Knotty pine interior, lakefront deck, Street#: 12607 Baer Dr.

COURTNEY'S COTTAGE: 638 SF; Remodeled '06; 1 BR, 1 Shower Bath, Kit, Liv Rm, large lakeside deck, dry wall & knotty pine interior, Street#: 12568 Baer Dr.

BIG LOG CABIN: 484 SF, Built: '10 1 BR, 1 Loft, 1 Shower Bath, Log interior & exterior, vaulted ceiling, Kitchenette w/Liv/Din, lakeside deck. Street#: 12620 Baer Dr.

SMALL LOG CABIN: 324 SF; Built 2010, 1 Loft, 1 Shower Bath, Log interior/exterior, vaulted ceiling, Kitchenette w/Liv/Din, Lakeside deck. Street #: 12622 Baer Dr.

REMARKS: VERY SCENIC! ALL BUILDINGS EITHER NEW OR NEWLY REMODELED. GREAT for large family, renting, seasonal resort. Feels like the U.P. of Michigan but only 120 miles from Chicago! Easy access to I-80/90 (Toll Road). Most of lake owned by MDNR, so very few homes. All underground electric with (2) main boxes. Owner is supplying water from off-site well through 2014 then a new well will be needed. INCLUDED: 4 refs., 1 range, 4 microwave ovens, 4 window AC units, 4 picnic tables, pontoon diving platform. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: M-40 N. of M-60, turn L. at "Lumber Jack Resort" sign just S. of Dutch Settlement Rd.