



Jerdon Real Estate, Inc.

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PRICE: Was \$349,900. NOW \$274,900.

LOCATION :

FINCH LAKEFRONT

Address : 15883 Oak St., Decatur, MI 49045
Apprx Sq Ft : 1,650' (O.D.) (825 SF each floor)

Lot Size : 50' along lake, 47' road, 103/116' deep. Back lot: 47' on rd x 155' deep.

Taxes : '08 \$1,472(Homestd) w/'09 SEV might be \$3,330 OR \$5,364 +/- Non-Homestd *

Tax ID# : 14-050-250-007-00(Marcellus Twp)

Lake Size : 114 acres + connects **Beach:** Sandy

School District: Marcellus **Street:** Public paved

Roof : Shingles **Siding:** Vinyl

Elec. Service : 200 amp **Walls:** Dry Wall

Construction : Frame **Bsmnt:** Concrete crawl space

Heat : Forced air propane gas NEW '04

Possession : 30 Days after close **Water:** Well/jet pump

Wtr Heater : 40 gal. propane gas

Sewer : Sewers being installed**

Built : 1993

1st Bedroom : 13 x 18 ½'

2nd Bedroom : 13 x 20' (Suite, 2nd Level)

3rd Bedroom : 10 ½ x 13' (2nd Level)

4th Bedroom : 10 ½ x 12 ½'

Bath : Full (Suite) whirlpool tub (2nd Level)

Bath : Full tub/shower (2nd Level)

Bath : Half

Living Rm : 13 x 15'

Dining area: 8 ½ x 9'

Kitchen : 12 ½ x 13'

Porch : Open 12 x 30'

Deck : 9 x 30' **Patio:** 16 x 40'

Sheds : (2) (only) 8x12 & 6 x 10'

Neighborhood: Schluter's Addition

REMARKS: Very nice home & property. Lakeside porch has panoramic view. Lake connects to Big Fish & E. & W. Saddlebag lakes offer 600 acres of water, undeveloped shores, scenic waterways, & abundant wildlife. Included: 2 bar stools, range, ref., washer, dryer, plasma TV, all window treatments, extra cabinet doors, Deck Furniture of: table & 6 chairs, 4 barrel chairs, serving cart, shelf stand, 2 lounge chairs, ottoman, love seat, 2 wood chairs. pontoon boat, w/motor & trailer, 2 paddle boats, canoe, raft, 2 storage sheds. *Jerdon cannot guarantee tax estimate but provides to assist buyer. **Another \$238 appeared on 08 tax bill for sewer & principle of about \$9,200 payable at anytime or over 40 yr bond. After installed, sewer would go to about \$640 per year for interest/principle.



