



Jerdon Real Estate, Inc.

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PRICE: Was \$229,900 NOW \$199,900

LOCATION:

FINCH LAKEFRONT

Address	: 16064 Huyck Drive, Marcellus, MI 49067	Built	: 1961+/-	Beach House:	2004
Approx Sq Ft	: 1,250 (O.D.)	1st Bedroom	: 10 x 14'		
Lot Size	: 40' on lake & road by 100 deep. Back lot 233' on road by 48/157' deep	2nd Bedroom	: 11 x 12 1/2'		
Taxes	: '09 Taxes \$2,148 (Non-Homestead); w/'10 SEV might be \$4,184 *Estimate only not guaranteed	Bath	: Full Tub/Shower		
Tax ID#	: 14-140-012-031-00 & 14-140-012-038-50 (Volinia Twp.)	Bath	: Half		
Lake Size	: 114 Acres + others*	Living Room	: 11 1/2 x 22'		
School District:	Marcellus	Kitchen	: 8 x 14'		
Roof	: NEW 2010	Dining Area	: 7 1/2 x 12'		
Elec Service	: 150 Amp	Fireplace	: Limestone; Wood-burning		
Construction	: Frame	Porch	: 9 1/2 x 20' (Enclosed, side)		
Heat	: CFA Oil Fired	(2) Garages	: 1-Car attached 14 x 24' 2-Car detached 24 x 24'		
Possession	: 10 Days after close	Beach House	: 20 x 28' Located on Lakefront Lot		
Water Heater	: 50 Gal electric	Storage Shed	: 8 x 12'		
Sewer	: Municipal being installed**				

REMARKS: Beach House: Ideal for lake living & entertaining. Has one large room, dry walled, concrete slab, 100 amp service, insulated, & wall heaters. Included: Range, refrigerator, washer, dryer, 2 microwaves, fireplace screen, grate, all window treatments, pier, pier supports. ****Sewer assessment already paid in full.** Will need to connect this year. Directions: From Marcellus Hwy., N on Lawrence, R(E) on Finch, L next corner. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Finch lake connects to Big Fish (340 acres) & East & West Saddlebag Lakes (110 acres) with large waterways with about 600 acres of total water area to explore. Majority of these lakes are undeveloped with protected wetlands.

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