



## Jerdon Real Estate, Inc.

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**PRICE: \$229,900**

### LOCATION:

### FINCH LAKEFRONT

**Address** : 16064 Huyck Drive, Marcellus, MI 49067  
**Approx Sq Ft** : 1,250 (O.D.)  
**Lot Size** : 40' on lake & road by 100 deep. Back lot 233' on road by 48/157' deep  
**Taxes** : '09 Taxes \$2,148 (Non-Homestead); w/'10 SEV might be \$4,184 \*Estimate only not guaranteed  
**Tax ID#** : 14-140-012-031-00 & 14-140-012-038-50 (Volinia Twp.)

**Lake Size** : 114 Acres + others\*  
**School District:** Marcellus  
**Roof** : NEW 2010  
**Elec Service** : 150 Amp  
**Construction** : Frame  
**Heat** : CFA Oil Fired  
**Possession** : 10 Days after close  
**Water Heater** : 50 Gal electric  
**Sewer** : Municipal being installed\*\*

**Beach:** Some sand  
**Street:** Private gravel  
**Siding:** Brick  
**Walls:** Plaster  
**Bsmnt:** Full  
**Water:** 4" Well/sub pump

**Built** : 1961+/- **Beach House:** 2004  
**1<sup>st</sup> Bedroom** : 10 x 14'  
**2<sup>nd</sup> Bedroom** : 11 x 12 1/2'  
**Bath** : Full Tub/Shower  
**Bath** : Half  
**Living Room** : 11 1/2 x 22'  
**Kitchen** : 8 x 14'  
**Dining Area** : 7 1/2 x 12'  
**Fireplace** : Limestone; Wood-burning  
**Porch** : 9 1/2 x 20' (Enclosed, side)  
**(2) Garages** : 1-Car attached 14 x 24'  
                   2-Car detached 24 x 24'  
**Beach House** : 20 x 28' Located on Lakefront Lot  
**Storage Shed** : 8 x 12'

**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.