



## Home Highlights Page

Finch Lakefront, 16434 Finch Rd., Marcellus, MI 49067 (Listing #S-3592)



### Construction items:

- ❖ Large septic system, 250 amp electric service, 5" well & submersible pump, 50 gal power vented water heater, & water softener. Copper water supply lines. 30-Year architectural roof shingles. Brick & vinyl exterior. The best windows money can buy with Architectural series grade Pella® windows including half dome & transom windows provide much light & abundant design.
- ❖ HVAC hi-efficiency propane gas furnace & AC. House fully insulated with R 25 & R 36 walls & ceilings. Sips panel construction (Structural Insulation Panels), LVLs, & I-Joists. Basement poured walls are 9'+ for adequate lower level ceiling height. 14' ceiling in formal dining room accented with cherry columns. Other rooms offer 10' & 12' ceilings.
- ❖ Attached 3-car garage is insulated & finished dry wall interior. 30 x 48' Pole barn with 9 x 10' double doors, wood burner, & tall ceiling clearance makes for a great workshop, toy storage, & equipment.
- ❖ Double patios one with large roof overhang, lattice work, and a great setting across spacious yard and private wooded shore area.
- ❖ Professional landscaping. 2<sup>nd</sup> Kitchen in lower level & additional 2,000 +/- SF remaining to be finished in walkout level with studding, insulation, heating, & vapor barrier already installed with extra tall 9'+ poured basement walls.

### Lake Home Features:

- ❖ Custom old world craftsmanship by Indiana Amish wood working offer solid Cherry mill work, 6" base trim, solid wood interior doors custom made by Elkhart Door, cabinetry, built-ins, book cases, columns, and more. The amount of fine woodworking in this home is rarely equaled.



- ❖ Marble & cherry fireplace with Artisan® FPX gas log unit is the focal point of this main living room.
- ❖ 12 x 13' Master Bath with Jacuzzi® whirlpool tub & surround. Separate shower, double sinks, & double walk-in closets. Delta® designer faucets throughout.
- ❖ Custom made gourmet kitchen with custom Amish built counter tops, pantry, large island, and abundant Cherry cabinets with built-in appliances including double ovens, micro wave hood, dishwasher, & refrigerator. Breakfast nook located nearby with view of private yard & patio.
- ❖ Prestigious main living room offers arched wood cabinetry, fireplace, and main floor ¾" T&G solid maple flooring.
- ❖ Cherry custom made French doors lead into library with book shelving, computer IT connections, and bay windows viewing the entrance yard of property.
- ❖ Designer high-end carpeting throughout & large foyer with coat racks and shoe storage.
- ❖ Abundant recessed lighting in most all rooms & designer lighting fixtures.
- ❖ Back yard patio overlooks a wooded shore area on this sprawling 2.37 acres including 175' along the lakefront.



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