



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$629,000**

### LOCATION:

### FINCH LAKEFRONT

<b>Address</b>	: 16434 Finch Road, Marcellus, MI 49067	<b>Built</b>	: 2003	
<b>Approx Sq Ft</b>	:	<b>1<sup>st</sup> Bedroom</b>	: 14 x 16' Master	
<b>Lot Size</b>	: 2.37 Acres: 175' along lake, 170' in back by 586/626' deep. 33' recorded easement from Finch Road to property.	<b>2<sup>nd</sup> Bedroom</b>	: 12 x 16'	
<b>Taxes</b>	: '08 Taxes \$2,606 (Homestead); w/'09 SEV might be \$7,890 OR \$13,734+/- (Non-Homestead) Estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 12 x 14'	
<b>Tax ID#</b>	: 14-140-012-030-11 (Volinia Twp.)	<b>4<sup>th</sup> Bedroom</b>	: 14 x 17 1/2' (Lower Level)	
<b>Lake Size</b>	: 114 Acres	<b>Bath</b>	: Full Tub/Shower (Master) w/ 12 x 13' Whirlpool Tub	
<b>School District:</b>	Marcellus	<b>Bath</b>	: Full Shower	
<b>Roof</b>	: 30 yr Shingles	<b>Bath</b>	: Full Shower (Lower Level)	
<b>Heat</b>	: HVAC Propane Hi-eff.	<b>Liv /Great Rm:</b>	: 16 1/2 x 29'	
<b>Possession</b>	: 30 Days after close	<b>Kitchen</b>	: 13 x 16'	<b>Breakfast:</b> 10 x 12'
<b>Water Heater</b>	: 50 Gal gas	<b>Utility</b>	: 9 1/2 x 11'	<b>Foyer:</b> 7 x 8'
<b>Sewer</b>	: Septic type	<b>Fireplace</b>	: Marble/Cherry face; Gas log	
<b>Elec Service</b>	: 200 Amp;100 Amp Barn	<b>Patios (2)</b>	: 13 x 15'; 13 x 59' Roofed	
		<b>Garage</b>	: 3-Car Attached 23 x 43'**	
		<b>Pole Barn</b>	: 30 x 48';9 x 10' doors; Paved Park'g	
		<b>Furnace Room:</b>	: 16 x 32'	

**REMARKS:** SHOWN BY APPOINTMENT TO PRE-QUALIFIED BUYERS. PLEASE GO TO THE "HOME HIGHLIGHTS" PAGE FOR MORE DETAILS. Including: 2 Refrigerators, washer, dryer, dishwasher, wood burning stove in pole building, pier w/pier supports. \*\*Garage is insulated and has finish dry wall. Directions: From Marcellus Highway, N on Lawrence Road, R(E) on Finch, Driveway on Left. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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



Lakeside.



Patio overlooking wooded shore area.



Library.



Professional landscaping.



Master bath with tub & separate shower.



Formal dining room.





Breakfast area overlooking yard.



Library.



30 x 48', work bench, wood burner.