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PRICE: \$342,700

LOCATION:

WEST SADDLEBAG LAKEFRONT

Address : 1532 W. Saddlebag Rd., Decatur, MI 49045
Approx Sq Ft : 1,479 (O.D.)
Lot Size : 61' on lake, 66' on road by 193/209' deep.
Taxes : '09 Taxes \$2,418+Sewer (Homestead); w/'10 SEV might be \$2,241 OR \$3,687 +/- (Non-Homestead) + Sewer** Estimate only not guaranteed*
Tax ID# : 14-050-350-001-00 (Marcellus Twp.)
Lake Size : 103 Acres (E & W)
School District: Marcellus
Roof : Shingles
Elec Service : 200 Amp
Construction : Frame
Heat : HVAC Propane gas
Possession : 20 Days after close
Water Heater : 58 Gal propane

Built : Original 1991; Addition 1995
1st Bedroom : 13 x 15 1/2' (2nd Level)
2nd Bedroom : 11 1/2 x 12'
3rd Bedroom : 8 x 11 1/2'
Bath : Full Tub/Shower
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Living Room : 11 x 19'
Kitchen/Dine : 12 x 13'
Family Room : 16 x 18'
Recreation : 17 x 23' (Attached to garage)
Deck : 11 1/2 x 23' (2nd Level)
Garage : 2+ Car Detached 24 x 59'

Beach: No sand
Street: Private gravel
Siding: Vinyl
Walls: Dry wall/panel
Bsmnt: Concrete crawl space
Water: Well/jet pump
Sewer: Sewers being installed

REMARKS: East & West Saddlebag Lakes combine for about 103 acres & connect to Finch (114 Acres) & Big Fish (340 Acres) for about 600 acres of water area with connecting waterways navigable with most any sized boat. Has underground irrigation system, fenced yard. Included: Range, ref., microwave, kit table & chairs, double & king bed all w/springs/mattresses, 3 chest of drawers, couch & 2 matching chairs, end & 2 coffee tables, wood stove, lamp table, 2 TV stands, table lamp, desk, pool table, 4 bar stools, wood burner. Garage: elec stove, freezer, work bench, shelving & cabinets but not Rubbermaid units, hot tub, window treatments, light house, swing, dog house, pier w/supports. Bar not included. **'08 Another \$329 appeared on tax bill. This will rise to \$620+/- for principle/interest until paid in full. Sewer assessment of \$8,775 remains which can be paid anytime. Directions: Marcellus Hwy., N. on Lawrence, R. on Parker, L. on Saddlebag to property. *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)

