



## Jerdon Real Estate, Inc.

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**PRICE: \$157,500.**

### LOCATION:

### BIG CEDAR LAKEFRONT

**Address** : 91518 Becker Drive, Marcellus MI 49067  
**Approx Sq Ft** : 796' (O.D.)  
**Lot Size** : 40' on lake & road by 180/182' deep.

**Taxes** : 2011 \$1,415 (Non-Homestead) w/2011 SEV might be \$2,496 +/- estimate only not guaranteed\*

**Tax ID#** : 80-16-040-001-00 (Porter Twp)

**Lake Size** : 289 Acres

**School District:** Marcellus

**Roof** : Shingles

**Elec Service** : 100 amp

**Construction** : Frame

**Heat** : None

**Possession** : At closing

**Water Heater** : 10 gal elec

**Sewer** : Septic type \*sewers being installed

**Beach:** Very Sandy

**Street:** Private gravel

**Siding:** Vinyl

**Walls:** Dry wall

**Bsmnt:** Crawl space

**Water:** 4" well/sub pump

**Built** : 1991 +/-

**1<sup>st</sup> Bedroom** : 11 1/2 x 11 1/2

**2<sup>nd</sup> Bedroom** : 10 x 11'

**Bath** : Full shower

**Living Room** : 12 x 19'

**Kit/Dining** : 11 1/2 x 11 1/2

**Deck** : 12 x 13, 9 x 32'

**Sheds** : (2) 8 x 12, 8 x 9'

**REMARKS: INCLUDED:** Range, ref., micro wave oven, din table w/4 chairs, 2 sleeper sofas, TV & stand, 2 boat-like cases, base cabinet, 6 stack chairs, recliner, window AC, queen bed & 2 armors all w/springs & mattresses, dresser, chest of drawers, glass top table w/2 chairs, window treatments, pier w/supports, lawn mower, 2 ladders, fishing boat. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. SEWER PROJECT COMING soon. General approximation for special assessment is \$10k +/- until specifically approved. Cottage owner will be required to connect. Monthly utility bill also.

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