



Jerdon Real Estate, Inc.

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PRICE: \$349,900.

LOCATION:

BIG FISH LAKEFRONT

Address : 50066 Red Run Road, Marcellus MI 49067
Approx Sq Ft : 1,567' (O.D.)
Lot Size : All approx. 55' on lake, 60' along road by 222/235' deep.
Taxes : 2012 \$2,379 (Homestead) w/2013 SEV might be \$3,511 OR \$5,452+/- Non-Homestead estimate only Not guaranteed*; plus annual sewer**
Tax ID# : 14-050-425-030-00 (Marcellus Twp)
Lake Size : 340 Acres & connects to 3 other lakes.
School District: Marcellus
Roof : NEW 2011
Elec Service : 200 & 100 amp
Construction : Frame
Heat : HVAC natural gas*
Possession : 30 days after close
Water Heater : Rental 110 gal elec
Sewer : Municipal, buyer assumes assessment**

Built : 1981 (One owner)
1st Bedroom : 11 x 14'
2nd Bedroom : 9 x 11'
3rd Bedroom : 10 x 18' (Lower level)
Bath : Full tub/shower
Bath : Full shower (Lower level)
Living Room : 17 x 19'
Kit/Dining : 10½ x 22'
Rec Room : 22 x 28' (Lower level)
Foyer : 9 x 13'
Deck : 8 x 28, **Patio**: 20 x 26'
Fireplace : Brick; gas log or wood burning
Garage : 2½-Car detached 24 x 28'

Beach: Some sand
Street: Paved public
Siding: Vinyl
Walls: Dry wall
Bsmnt: Full walkout
Water: 4" well/sub pump

REMARKS: INCLUDED: range, ref., washer & dryer, micro wave, 2 din tables w/12 chairs, pie saver, 2 couches, 2 TVs & 1 stand, 2 recliners, 4 end table, rocking chair & ottoman, 5 table lamps, king & 2 trundle beds all w/springs & mattresses, 4 chests of drawers, 2 book shelves, filing cabinet, shuffle board, tread mill, exercise equipment, 2 vinyl storage boxes, 4 plastic tables, 6 patio chairs, 2 misc. outdoor chairs with matching table, umbrella, all window treatments, pier w/supports, pontoon boat w/40 HP motor. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **Another \$599 on tax bill for annual sewer prin/interest; \$7,875 sewer principle remaining until paid in full. *ALSO has elec baseboard heat.

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