



Jerdon Real Estate, Inc.

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RICE: \$159,900.

LOCATION:

BIG FISH LAKEFRONT

Address : 14705 Elm Drive, Marcellus MI 49067
Approx Sq Ft : 500' (O.D.)
Lot Size : 47' on lake, approx 90' on road, by 224' deep.
Taxes : 2012 \$2,076 (Non-Homestead) w/2012 SEV might Be \$4,112+/- (owner is appealing the over assessment) Estimate only not guaranteed*
Tax ID# : 14-050-125-003-01 (Marcellus Twp)
Lake Size : 340 Acres, connects to other lakes by boat**
School District: Marcellus
Roof : Shingles
Elec Service : 200 amps
Construction : Frame
Heat : Elec. baseboard
Possession : At close
Water Heater : 50 gal elec
Sewer : Municipal, buyer assumes remaining assessment*

Built : Unknown
1st Bedroom : Sleeping area 9 x 11'
Kit/Liv/Din : 17 x 19'
Bath : Full tub/shower
Fireplace : Limestone, wood burning
Sheds : (2) 8 x 10', 5 x 6'

Beach: Sandy
Street: Public paved
Siding: Shingle
Walls: Panel
Bsmnt: Unfinished 50% Mich type
Water: Well & jet pump

REMARKS: *Jerdon cannot guarantee tax estimate but provides to assist the buyer. OWNER IS appealing 2013 SEV as asking price is substantially below assessment. Another \$825 appeared on tax bill for sewer prin/interest until paid in full. Remaining principle approx. \$7,650. INCLUDED: ref, range, micro wave, 6 bar stools, din table w/4 chairs, 2 twin & roll away beds all w/springs & mattresses, couch, love seat, 3 end tables, TV w/stand, window AC, chest of drawers, 2 wicker chairs, window treatments, dishes/pots, pans, service-ware, pier w/supports, 2 push mowers, riding lawn mower, wrought iron table w/4 chairs, 2 sheds. **Connects to Finch, & E. & W. Saddlebag Lakes with 600 acres of water.

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