



Jerdon Real Estate, Inc.

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PRICE: WAS \$124,900 NOW \$99,900.

LOCATION:

COWHAM (or MULFORD) LAKEFRONT

Address	: 16560 Church Street, Marcellus, MI 49067	Built	: Unknown, Re-modeled 2003
Approx Sq Ft	: 906 (O.D.)	1st Bedroom	: 9 ½ x 10'
Lot Size	: 102' on lake, 100' on road by 121/139' deep	2nd Bedroom	: 9 ½ x 10'
Taxes	: 2011 Taxes \$1,021 (Non-Homestead); w/2012 SEV might be \$2,109 +/- Estimate only not guaranteed*	Bath	: Full Tub/Shower
Tax ID#	: 14-140-024-030-00 (Volina Twp.)	Liv/Din Room	: 14 x 23'
Lake Size	: 47 Acres	Kitchen	: 13 ½ x 15'
School District:	Marcellus	Deck	: 10 x 28
Roof	: Shingles	Fireplace	: Tile-front Wood-burning
Elec Service	: 100 Amp		
Construction	: Frame		
Heat	: Electric baseboard		
Possession	: At close		
Water Heater	: 40 Gal electric		
Sewer	: Septic type		
	Beach: No sand		
	Street: Private gravel		
	Siding: Vinyl		
	Walls: Dry wall		
	Bsmnt: Crawl space		
	Water: 5" Well/sub pump		

REMARKS: Like NEW condition! Nice & quiet fishing & pontoon boat lake. Included: Range, refrigerator, microwave, dining table & 6 chairs, 2 couches, coffee table, 2 lamp tables, queen bed, double bed, all w/springs & mattresses, 1 table lamp. Directions: Eastbound on Marcellus, Hwy., turn R. on Church Street heading East, crossover Lawrence Road, on left or North side of rd. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

