



## Jerdon Real Estate, Inc.

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**PRICE: \$154,900.**

### LOCATION:

### FINCH LAKEFRONT

**Address** : 16204 Oak Street, Decatur MI 49045  
**Approx Sq Ft** : 749' (O.D.)  
**Lot Size** : (2) Lots totaling approx. 100' on lake & road by 165' Deep; BACKLOTS (2): totaling 50' by 187' deep.  
**Taxes** : 2017 \$1,643 (Non-Homestead) w/2018 SEV might be \$3,156+/- estimate only not guaranteed\*  
**Tax ID#** : 14-140-300-004-00 (Volinia Twp)  
**Lake Size** : 114 Acres plus connects to several other lakes  
**School District:** Marcellus  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : See below  
**Possession** : At closing  
**Water Heater** : 30 gal elec  
**Sewer** : Municipal, buyer assumes remainder\*

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 8½ x 9'  
**Bath** : Full shower  
**Living Room** : 18 x 21  
**Kitchen** : 12 x 15'  
**Deck** : 16 x 30'  
**Garage** : 2-Car detached 24 x 28' (Located on back-lots)

**Beach:** Some sand  
**Street:** Paved public  
**Siding:** Vinyl  
**Walls:** Panel  
**Bsmnt:** Full unfinished  
**Water:** 5" well/sub pump

**REMARKS:** Lake connects by boat to several other lakes with 600+/- acres of water. INCLUDED: pontoon boat w/engine, range, ref., window AC unit, kitchen table w/4 chairs, 2 riding lawn mowers, 2 push lawn mowers, & pier w/supports. HEAT: A new furnace is located in basement ready for final installation- propane gas fired. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*Another \$537+/- on tax bill for annual sewer assessment prin/interest until paid in full. Remainder prin of approx \$6,525+/-.