



## Jerdon Real Estate, Inc.

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**PRICE: \$239,900**

### LOCATION:

### FINCH LAKEFRONT

**Address** : 16341 Oak St., Decatur, MI 49045  
**Approx Sq Ft** : 1,375 (O.D.)  
**Lot Size** : 45' on lake, 40' on road by 102/104' deep

**Taxes** : '10 Taxes \$796 (Homestead); w/'11 SEV might be \$1,410 OR \$2,381 (Non-Homestead) Estimate only not guaranteed\*

**Tax ID#** : 14-140-200-015-00

**Lake Size** : 114 Acres

**School District:**

**Roof** : NEW '08

**Elec Service** : 200 Amp

**Construction** : Frame

**Heat** : Electric baseboard

**Possession** : 21 days after close

**Water Heater** : 40 Gal electric

**Sewer** : Municipal \*\*

**Beach:** Some sand

**Street:** Paved public

**Siding:** Vinyl

**Walls:** Drywall/Knotty pine

**Bsmnt:** 40%

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

**Built** : Re-built 2008

**1<sup>st</sup> Bedroom** : 14 x 15' (2<sup>nd</sup> Level)

**2<sup>nd</sup> Bedroom** : 8 x 12'

**Sleeping Area** : 7 1/2 x 11'\*\*\* (2<sup>nd</sup> Level)

**Bath** : Full Shower

**Bath** : Full Whirlpool Tub (2<sup>nd</sup> Level)

**Living Room** : 11 1/2 x 21'

**Kitchen/Dine** : 9 x 16'

**Family Room** : 12 x 21' (2<sup>nd</sup> Level)

**(3) Decks** : 10 x 26', 15 x 17', 20 x 23'

**REMARKS:** Included: Range, refrigerator, microwave, window treatments, 22 lawn chairs, 1998 18' pontoon boat w/25HP outboard, 3 window air conditioners, paddle boat. SHOWN BY APPOINTMENT ONLY! \*\*Another \$610 for sewer annual prin/interest appeared on tax bill. Buyer assumes remaining sewer assessment of \$8,325 +/- which can be paid in full anytime. \*\*\*Sleeping area can easily become 3<sup>rd</sup> bedroom with partition installed. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. DIRECTIONS: From Marcellus Hwy, N. on Lawrence, R. on Parker & becomes Oak St. to property.

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