



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS # 10944370



PRICE: \$269,500.

LOCATION:

FINCH LAKEFRONT

Address : 16641 Parker Street, Decatur MI 49045
Approx Sq Ft : 1,107 (O.D.)(Does not include sun porch)
Lot Size : Approx. 60' on Lake & Road by 370/385' deep.
Taxes : 2019 \$4,004 (Non-Homestead) w/2020 SEV might be \$4,518 +/- estimate only not guaranteed*
Tax ID# : 14-140-650-006-00 (Volinia Twp)
Lake Size : 114 Acres & connects to other lakes(see below)
School District: Marcellus
Roof : Shingles
Elec Service : 100 Amp
Construction : Manufactured
Heat : Frame
Possession : At closing
Water Heater : Yes, (in cabinet)
Sewer : Municipal, assessment PAID!

Beach: No sand
Street: Public paved
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Concrete crawl
Water: (2) wells 4" & 5"

Approx. Built : 1997 (Dutch Housing, Inc.)
1st Bedroom : Master 12½ x 12½
2nd Bedroom : 9 x 9½
3rd Bedroom : 8½ x 12½
Bath : Master Full tub/shower
Bath : Full Shower
Living Room : 12½ x 17½
Kit/Dining : 13 x 13½
Sun Room : 9½ x 20' (No HVAC)
Laundry : 5 x 5½
Pole Barn : 30 x 40' (see below)
Shed : 12 x 16'

REMARKS: SEWER ASSESSMENT PAID IN FULL! INCLUDED: range, ref., microwave, dishwasher, washer, dryer, water softener, all window treatments, boat lift w/ canopy, barn TV & ref., some pots, pans, dishes, & serveware, dining table w/4 chairs, matching couch, chair, & ottoman, striped chair, sofa table, 2 small end tables, porch bench, 2 chairs, & coffee table, all beds w/springs & mattresses, 2 chest of drawers, blue night stand, log swing and chair, gas grill, ngle beds, **Excellent** condition with remodeling, light & bright, tile shower, oak floors, lakeside sun room. **POLE BARN:** Heated, insulated, electric, water with its own 5" well, High ceiling & high doors, & slab floor. Shoreline permanent boardwalk & boat lift stays in the lake year around. *Connects to several other lakes by boat (B. Fish, & E. & W. Saddlebag Lakes with about 600 acres of water). *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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