



Jerdon Real Estate, Inc.

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PRICE: Was \$364,500. NOW \$319,900.

LOCATION:

FINCH LAKEFRONT

Address : 16433 Oak Street, Decatur MI 49045
Approx Sq Ft : 2,064 (O.D.)(Includes 790 SF finished in Lower L.)
 (does NOT include porches)
Lot Size : 50' on lake & road by 220' deep.
Taxes : 2018 \$3,647*(Non-Homestead) w/2019 SEV might
 be \$4,092+/- estimate only not guaranteed*
Tax ID# : 14-140-200-003-00 (Volinia Twp)
Lake Size : 114 Acres*
School District: Marcellus
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : HVAC propane*
Possession : At closing
Water Heater : 40 gal gas
Sewer : Municipal, buyer assumes assessment*

Beach: Sand
Street: Paved public
Siding: Wood
Walls: Dry wall/panel
Bsmnt: Full walkout
Water: Well NEW & pump

Built : Est 1970 +/- (Remodeled 2019)
1st Bedroom : 11 x 15'
2nd Bedroom : 10 ½ x 12'
3rd Bedroom : 10 x 12'
Bath : Full Tub/shower
Bath : Full Shower (Lower Level)
Living Room : 15½ x 21½
Kit/Dining : 11½ x 18'
Family Room : 21 x 26' (Lower Level)
Laundry Rm : 8x13 (contains Bathrm Lower L.)
Kitchenette : 10 x 13' (Lower Level)
Porch : Enclosed 11½ x 27
Porch : Screened 11x27 (Lower L.)
(2)Fireplaces : Brick & Stone, both gas logs
Garage : 2-Car detached 22 x 22'
Shed : 8 x 10'

REMARKS: REMDOLED IN 2019: NEW kitchen, bathroom, floor covering, shiplap, crown molding, interior painting, shower, basement gas log & fireplace doors, appliances, water well & holding tank, doors, hinges & handles, lighting, plumbing fixtures, yard work, extensive build sheet available, *Finch connects by boat to 600 acres of water to Big Fish Lk & E. & W. Saddlebag lakes. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$537 on tax bill for annual sewer prin/interest until paid in full; remainder of \$6,800+/-; can be paid anytime. INCLUDED: shed, 2 piers w/supports, 2 swings, water softener, and (NEW) dehumidifier, range, refrigerator, beverage cooler, microwave hood, dishwasher, and all window treatments, swag lamps, garage door remotes. SELLER is licensed real estate broker (Jerdon).