


**Jerdon Real Estate, Inc.**

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**MLS #11356412**

**PRICE: \$149,900.**
**LOCATION:**
**FINCH LAKE CHANNELFRONT\***

**Address** : 16894 Finch Road, Marcellus MI 49067  
**Approx Sq Ft** : 636'(O.D.)  
**Lot Size** : 1.24+/- Acres; 163' along water, 54' on road by 295/511' deep. (all approximates)  
**Taxes** : 2023 \$1,381(Non-Homestead) w/2024 SEV might be \$2,148 +/- estimate only not guaranteed\*  
**Tax ID#** : 14-140-012-024-00 (Volinia Twp)  
**Lake Size** : 114 Acres + chain of lakes.  
**School District:** Marcellus  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : Wood burner  
**Possession** : At closing  
**Water Heater** : 30 gal elc  
**Sewer** : Septic type

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 10 x 12'  
**Bath** : Full Tub  
**Kit/Living Rm** : 15 x 15'  
**Storage** : 10 x 12½  
**Fireplace** : Wood burner  
**Pole Barn** : 24 x 48' (has elec & slab)  
**Sheds** : (3) 12 x 20', 10 x 12, 10 x 11'

**Beach:** No sand  
**Street:** Public paved  
**Siding:** Vinyl  
**Walls:** Panel  
**Bsmnt:** Slab  
**Water:** 1¼" spike well

**REMARKS: Great property for boat & toy storage, privacy, fishing, etc.** Cottage is seasonal and is just a basic cabin being sold 'as is'- no heat other than wood burner. Pole barn has concrete slab, high ceiling, & electric. \*There is a dam in the channel between property and Finch Lake, so typically only canoes, kayaks, John Boats, etc., can portage over it. Finch Lk does have a nearby public boat launch as do other lakes.

\*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Seller will take or leave whatever personal property he wants or wants to leave at time of final closing. Finch Lake is also connected by boat to Big Fish Lk & East & West Saddlebag Lakes.

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











