



Jerdon Real Estate, Inc.

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**PRICE: \$145,000.**

### LOCATION:

### FINCH LAKEFRONT

**Address** : 16253 Oak Street, Decatur MI 49045  
**Approx Sq Ft** : 972(O.D.)(Includes 252 SF finished in walkout)  
**Lot Size** : (2) Lots totaling 80' on lake & road by 134/140' deep (shared driveway)  
**Taxes** : 2018 \$1,026\* (Homestead) w/2019 SEV might be \$2,093 OR \$3,389+/- Non-Homestead; estimate only not guaranteed\*  
**Tax ID#** : 14-140-200-027-00 (Volinia Township)  
**Lake Size** : 114 acres\*  
**School District:** Marcellus  
**Roof** : NEW 2017  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : HVAC propane  
**Possession** : At closing  
**Water Heater** : 40 gal elec  
**Sewer** : Municipal, buyer assumes remainder assessment

**Approx. Built** : Unknown  
**1<sup>st</sup> Bedroom** : 16½ x 19  
**Bath** : Full Shower  
**Kitchen** : 8 x 10'  
**Liv/Dining** : 14 x 22'  
**Family Rm** : 21 x 23' (Lower Level)  
**(2) Sheds** : 8x10, 8 x 10'

**Beach:** Some sand  
**Street:** Public paved  
**Siding:** Cedar shake  
**Walls:** Board  
**Bsmnt:** Walkout  
**Water:** Well & jet pump

**REMARKS:** Included: range, ref., washer, dryer, free standing wood stove, all window treatments, generator . \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. \*Another approx. \$527 appeared on tax bill for sewer assessment until paid in full...remainder sewer principle of approx.. \$6,300 which can be paid at any time. \*Connects to Big Fish, E & W Saddlebag Lks with approx. 600 acres of water, over half of shores are undeveloped.