## 3459, 44TH, HAMILTON, MI, 49419

https://tuckerbenner.com









Peaceful, Purposeful, and Pleasant—Welcome to Your Next Home Story Nestled in the rural charm of Hamilton, Michigan, this peaceful and purposeful property is truly something special. Lovingly maintained by its original owners, it offers the perfect blend of comfort, function, and serenity—ready for you to write your next chapter. This one-owner home has been thoughtfully [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 4150 sq ft



#### Call us now



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

#### **Basics**

**Type:** Single Family Residence Category: Residential

**Status:** Active Bedrooms: 4 beds

Bathrooms: 4 baths **Area: 4150** sq ft

Lot size: 2 sq ft Year built: 1998

Bathrooms Full: 3 Lot Size Acres: 2 acres

**Rooms Total: 10** County: Allegan

# **Building Details**

**Bathrooms Half:** 1

Building Area Total: 3032 sq ft **Construction Materials:** Vinyl Siding

Architectural Style: Cape Cod Sewer: Septic Tank

**Heating:** Forced Air Stories: 2

**Roof:** Composition Basement: Daylight

#### **Amenities & Features**

**Laundry Features:** In Bathroom, Upper Level **Electric:** Generator

Flooring: Wood Parking Features: Garage Faces Side,

Garage Door Opener

WaterSource: Well **Garage Spaces:** 2

Appliances: Dishwasher, Disposal, Dryer, Interior Features: Garage Door Opener,

Microwave, Oven, Range, Refrigerator, Washer Center Island

**Window Features:** Skylight(s) Patio And Porch Features: Deck, Patio

Cooling: Central Air

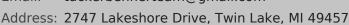
### Fees & Taxes

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Tax Assessed Value: \$164,302 **Tax Year: 2024** 

Tax Annual Amount: \$4,828.92

# **School Information**

**High School District:** Hamilton

## **Miscellaneous**

CrossStreet: 134th Ave to 44th Listing Terms: Cash, VA Loan, Conventional

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