

# 3459, 44TH, HAMILTON, MI, 49419

<https://tuckerbenner.com>



**\$729,900**



Welcome to this beautifully maintained Cape Cod home nestled on 2 peaceful acres in the heart of rural Hamilton, Michigan, with the potential to purchase an additional 4.5 acres. Built in 1999, this spacious home offers over 3,200 square feet of finished living space, blending comfort, functionality, and country charm. Inside, you'll find a thoughtfully [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3360 sq ft



## Basics

### Call us now



Phone: (231)730-8781  
Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)  
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Lot size:** 2 sq ft

**Bathrooms Full:** 3

**Rooms Total:** 10

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 3360 sq ft

**Year built:** 1999

**Lot Size Acres:** 2 acres

**County:** Allegan

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## Building Details

**Building Area Total:** 3360 sq ft

**Architectural Style:** Traditional

**Heating:** Forced Air

**Roof:** Composition

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 2

**Basement:** Daylight, Full

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## Amenities & Features

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

**Flooring:** Carpet, Wood

**Fireplace Features:** Gas/Wood Stove

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Central Vacuum, Garage Door Opener, LP Tank Rented, Center Island

**Patio And Porch Features:** Deck, Patio

**Electric:** Generator

**Parking Features:** Garage Faces Side, Garage Door Opener

**Garage Spaces:** 2

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer, Water Softener Owned

**Window Features:** Skylight(s)

**Cooling:** Central Air

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## Fees & Taxes

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Phone: (231)730-8781

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

**Tax Year:** 2024

**Tax Annual Amount:** \$4,885.36

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## School Information

**High School District:** Hamilton

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## Miscellaneous

**CrossStreet:** 44th/134 th

**Listing Terms:** Cash, VA Loan, Conventional

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