

# 3459, 44TH, HAMILTON, MI, 49419

<https://tuckerbenner.com>



\$1,350,000



Welcome to this amazing 6.5 acre property in Hamilton that is set up to run a business! The custom quality-built 4 bedroom/3.5 bath home has over 3,200 sq foot of finished living space, with potential to add an additional bedroom or finished living space. There are many recent major updates, including a new roof and [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3260 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:** 6.5 sq ft

**Bathrooms Full:** 3

**Rooms Total:** 10

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 3260 sq ft

**Year built:** 1999

**Lot Size Acres:** 6.5 acres

**County:** Allegan

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## Building Details

**Building Area Total:** 3260 sq ft

**Architectural Style:** Traditional

**Heating:** Forced Air, Wood

**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 Owned, 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:** \$228,740

**Tax Year:** 2026

**Tax Annual Amount:** \$6,014

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## School Information

**High School District:** Hamilton

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## Miscellaneous

**CrossStreet:** 44th St and 134th Ave

**Listing Terms:** Cash, Conventional

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