

3570, 40TH, GRANDVILLE, MI, 49418

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Experience luxury lakefront living in this custom-built home in Grandville Schools, perfectly set on 86 feet of pristine sandy beach with breathtaking waterfront views. Thoughtfully designed, this home features three bedrooms with the potential for four or five, along with four beautifully appointed bathrooms and an oversized 3rd stall garage. Spacious living areas, modern updates, [...]

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3100 sq ft



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 4 baths	Area: 3100 sq ft
Lot size: 0.3 sq ft	Year built: 2003
Bathrooms Full: 3	Lot Size Acres: 0.3 acres
Rooms Total: 9	County: Kent
Bathrooms Half: 1	

Building Details

Building Area Total: 2364 sq ft	Construction Materials: Brick, Vinyl Siding
Architectural Style: Traditional	Sewer: Public Sewer
Heating: Forced Air, Radiant	Stories: 2
Roof: Composition, Shingle	Basement: Full, Walk-Out Access

Amenities & Features

Laundry Features: Laundry Chute, Laundry Room, Main Level	Utilities: Natural Gas Connected
Parking Features: Garage Faces Side, Garage Door Opener, Attached	Waterfront Features: Lake
Fireplace Features: Living Room	Garage Spaces: 3
WaterSource: Public	Appliances: Washer, Refrigerator, Range, Microwave, Dryer, Double Oven, Disposal, Dishwasher, Bar Fridge
Interior Features: Garage Door Opener, Security System, Water Softener/Owned, Whirlpool Tub, Wood Floor, Kitchen Island, Eat-in Kitchen, Pantry	Lot Features: Level, Sidewalk
Window Features: Low-Emissivity Windows, Screens, Garden Window(s), Window Treatments	Exterior Features: Porch(es), Patio, Deck(s)
Fireplaces Total: 1	Cooling: Central Air

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Fees & Taxes

Tax Assessed Value: \$188,750	Association Fee Frequency: Annually
Association Fee: \$230	Tax Year: 2025
Tax Annual Amount: \$7,506	Association Fee Includes: None

School Information

High School District: Grandville

Miscellaneous

Road Surface Type: Paved	CrossStreet: 44th Street and Ivanrest Ave
Listing Terms: Cash, FHA, VA Loan, Conventional	

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