

# 485, HAMILTON, BATTLE CREEK, MI, 49015

<https://tuckerbenner.com>



\$294,300



Nestled on a serene stretch of Minges Creek, this brick ranch-style home is located on the peaceful E Hamilton Ln, offering exclusive creekfront access. Inside, you'll find a spacious main floor featuring a large Primary suite, along with two additional Large bedrooms. The kitchen boasts a breakfast bar, pantry, and views of your private backyard [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2464 sq ft



## Call us now

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



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.61 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 8

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2464 sq ft

**Year built:** 1965

**Lot Size Acres:** 0.61 acres

**County:** Calhoun

# Building Details

**Building Area Total:** 2079 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Basement:** Crawl Space, Full

**Construction Materials:** Brick

**Sewer:** Public Sewer

**Stories:** 1

# Amenities & Features

**Laundry Features:** Main Level

**Parking Features:** Attached

**Fireplace Features:** Family Room, Gas Log, Living Room

**WaterSource:** Public

**Window Features:** Screens, Insulated Windows, Window Treatments

**Fireplaces Total:** 1

**Utilities:** Natural Gas Available, Natural Gas Connected, Cable Connected, Public Water, Public Sewer

**Waterfront Features:** Stream/Creek

**Garage Spaces:** 2

**Interior Features:** Ceiling Fan(s), Ceramic Floor, Garage Door Opener, Hot Tub Spa, Wood Floor, Eat-in Kitchen, Pantry

**Exterior Features:** Porch(es), Gazebo, Deck(s)

**Cooling:** Central Air

# Fees & Taxes

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**Tax Assessed Value:** \$163,000

**Tax Annual Amount:** \$5,759.28

**Tax Year:** 2024

## School Information

**High School District:** Lakeview

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Brookfield Ct Minges Cir

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

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