

7277, TILlicum, ROCKFORD, MI, 49341

https://tuckerbenner.com



Rockford, Michigan immaculate turnkey Tillicum Farms walk-out 4 bedroom 2.5 bath property perfectly positioned on a private lot that backs onto a peaceful nature preserve. Privacy and views of the surrounding landscape make outdoor entertaining magical. Association baseball and football fields, tennis courts, playgrounds, clubhouse and nature trails at your doorstep. Newer roof and mechanicals, [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2216 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4 baths  
**Lot size:** 0.3 sq ft  
**Bathrooms Full:** 2  
**Rooms Total:** 11  
**Bathrooms Half:** 2

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Area:** 2216 sq ft  
**Year built:** 1999  
**Lot Size Acres:** 0.3 acres  
**County:** Kent

# Building Details

**Building Area Total:** 2216 sq ft  
**Architectural Style:** Traditional  
**Heating:** Forced Air  
**Roof:** Composition

**Construction Materials:** Vinyl Siding  
**Sewer:** Public  
**Stories:** 2  
**Basement:** Full, Walk-Out Access

# Amenities & Features

**Laundry Features:** Main Level  
**Association Amenities:** Baseball Diamond, Clubhouse, Pets Allowed, Playground, Tennis Court(s)  
**Fireplace Features:** Family Room  
**WaterSource:** Public  
**Interior Features:** Ceiling Fan(s), Garage Door Opener  
**Window Features:** Replacement, Window Treatments  
**Fireplaces Total:** 1

**Flooring:** Carpet, Tile, Wood  
**Parking Features:** Garage Faces Front, Garage Door Opener, Attached  
**Garage Spaces:** 2  
**Appliances:** Humidifier, Iron Water Filter, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer  
**Lot Features:** Recreational, Wooded  
**Patio And Porch Features:** Deck  
**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$98,433

**Association Fee Frequency:** Monthly

**Association Fee:** \$145

**Tax Year:** 2024

**Tax Annual Amount:** \$3,131.09

**Association Fee Includes:** Other, Water, Trash, Snow Removal

## School Information

**High School District:** Rockford

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** 9 Mile E to Tillicum Trail.

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

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