

A Little Piece of Paradise ***3233 Arbor Lane, Hamilton***



Sophistication with a twist of warmth and happiness all rolled together with this delightful package. This Beautiful home was totally renovated with tender loving care and hard work. You'll be surprised when you enter this little jewel. This 3 acre parcel is a scenic dream with woods, nature, flowing creek and wild life. The list of extras is endless ... this exceptional home has a lot to offer for the price!



Laura Durham
CRS, GRI, CBA, CIAS, CDPE
Broker/Owner
616.836.0113

Mill Pond Realty, Inc.
747 Water Street, P.O. Box 1093
Saugtauck, MI 49453
(269)857-1477
www.millpondrealty.com

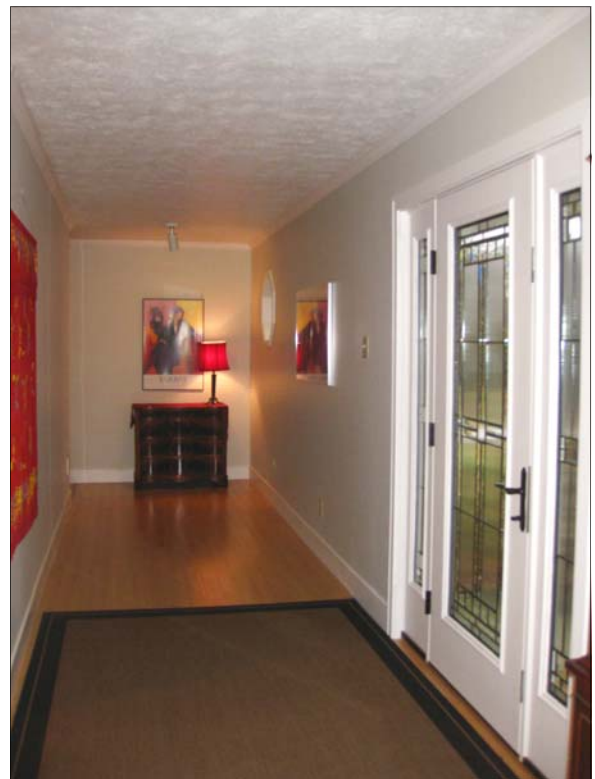


Every attempt has been made to assure accuracy of this information. Mill Pond Realty, Inc. will not be responsible for any omissions, errors, typographical mistakes or misinformation.

*Such a warm and welcoming environment ...
you'll never want to leave your home!*

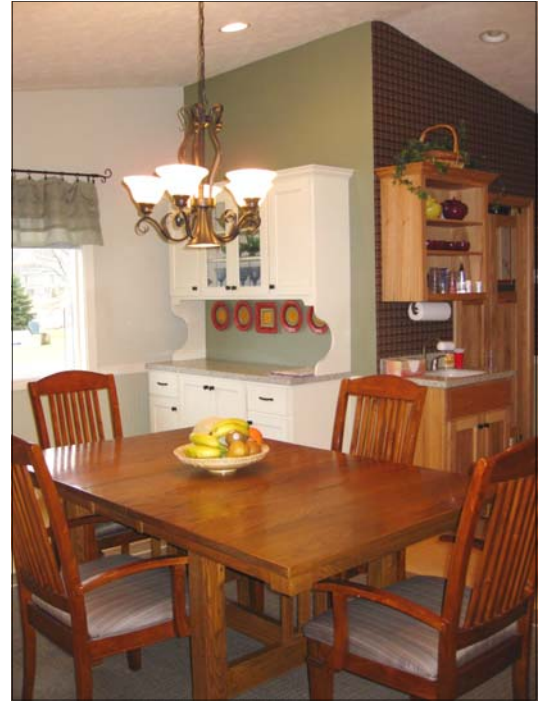


Beautiful and inviting entrance for guests will start off their visit with class. The huge open living room offers a fireplace and cathedral ceiling with sliders to a private deck overlooking the woods. The perfect place to gather with friends for an evening cookout while listening to the soothing sounds of a flowing creek in the background..



Special decorative touches are found throughout!

This list of updates is endless including a fantastic new kitchen with custom built Hickory cabinets, counter tops, appliances, bamboo flooring, and convenient center island.



The amazing walk in pantry offers the cook extra storage space and private work area. The perfect spot for canned goods, cooking supplies and additional kitchen appliances. The dining room has plenty of windows with views of a stocked pond.

A spacious and convenient mud room is located just off the kitchen and makes for a great family entrance area.

Main floor boasts 3 spacious bedrooms and 2 1/2 baths. Hide away in the wonderful master suite with private bath. Large wide hallways are all set for handicap accessibility.



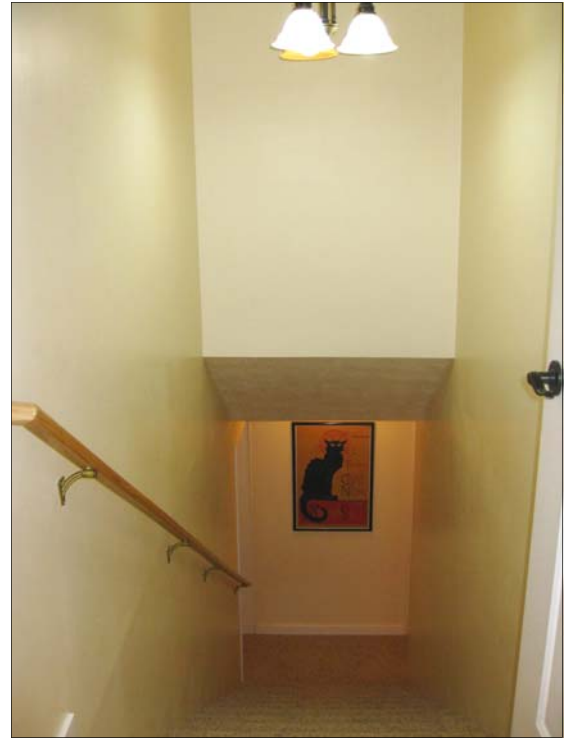
The second full bath as well as half bath are accented with special stone and ceramic tile plus a heated floor in the east bath.



Ample windows offer great views and plenty of sunlight. The 3rd bedroom also makes an ideal office or den ... the choice is yours!



As you cascade down the wide staircase, the walkout lower level offers a flexible floor plan which includes 3 additional bedrooms, full bath, a huge family room and open bar.



Spread out in 2100 square feet of extra living space found on this level!



This sprawling home has it all ... surrounded with nature and wildlife in every direction, you will love the natural setting on over 3 acres close to the New Richmond Bridge and the public boat launch at the Kalamazoo River. Plus it's just a short drive to Holland and Saugatuck.



In addition to the extra large two car attached garage, you can't miss the huge 30x60 storage barn. This fantastic building makes for an ideal workshop, a place to keep your additional toys, or extra storage space. No more worries about having enough room for all your belongings!



Don't miss out on owning this wonderful home and property!

Partial List of the many House and Property Improvements

House and garage roof 2004

Tear off, 30 lb. felt, 30 year shingles

Rain Guttering 2004

Gutter Helmet on east side

House exterior was primed and painted 2004 with Benjamin Moor Paints

Electrical updates—

Updated house sub panels and wiring circuits

Electrical service (separate metered service) to the shop building, 125 amp, 220 volts

Central vacuum system 2004-2005, services main floor, basement and garage

New well pump 3/4 hp Sta Rite brand 2005 or 2006

Main floor new flooring solid bamboo — Marmoleum kitchen pantry

Baths stone and ceramic tile (southeast bath has heated floor)

Fireplace, exhaust and propane supply lines new 2004 and 2005

Propane line is extended to the shop

Propane tank is owned by property owner

Last time propane purchased was 2007 or spring 2008

Carpeting new 2009 main floor bedrooms and office

New Therma Tru front door 2010

Total kitchen redo 2005

Custom made cabinets made of Hickory plywood and solid Hickory

2005 new ovens (2) - dishwasher are drawer style units (2), cook top, stove,

Refrigerator, range hood and exhaust system

Counter tops all updates

Main floor

Door updated

Baseboard and window casing updated

Bathrooms (all) 3 1/2 updated since 2005

Where ever drywall was replaces, it was with fiberglass faced drywall

Basement

New carpet padding (Lowe's best) and new carpeting

Ceilings raised in the basement rooms

Most Lighting fixtures replaced

Septic system pumped 2010

2009 new Geo thermo unit and new resistance furnace

GEO systems owner lived in the HOA

New water softener

List Continued On Next Page

Intangibles:

Wheel chair accessible
Open concept ranch with cathedral ceilings
Finished walk out lower level

2x6 walls with fiberglass batts and 1 inch blue foam insulation
5/8 inch drywall
Basement exterior walls probably has 1/2 inch drywall
Rim joists have been insulated with 2 inch foam and expanding foam

HVAC ducting has been tightened up for more efficiency

Garage:
Extra large double
Ceiling has a combination of fiberglass batting and blown in insulation 2006-2007
Walls are insulated with fiberglass batts covered with 5/8 drywall

Generous Kitchen pantry

Vast storage spaces

1/2 mile from the New Richmond Park and public boat launch on the Kalamazoo River

Home owners association \$500.00 per year dues covers trash removal, snow plowing of main road and funds for eventual road repair (est. 5-10 years in the future) meaning there are no special assessments foreseen.

High speed computer access via Wild Blue Satellite

Herrick Library full privileges paid for via the Manlius (north) township