

3563 EVAN BROOKE Drive SW, Wyoming 49418-9274

MLS#: **20221009979**
 County: **Kent**
 Status: **Active**

Area: **41171 - Wyoming Twp**
 School D: **Grandville**

Trans Type: **Sale**

LP: **\$298,990**
 OLP: **\$298,990**



Location Information

Prop Type: **Condominium**
 City: **Wyoming**
 Mailing City: **Grandville**
 Side of Street:
 Location: **S. of 52nd St SW. East of Wilson Ave. SW**
 Directions: **South of 52nd St SW, and East of Wilson Ave. SW.**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **Attached**

Lot Information

Acreage:
 Lot Dim:
 Rd Front Ft:

Square Footage

Est Fin Abv Gr: **1,650**
 Est Fin Lower:
 Est Tot Lower:
 Est Tot Finished: **1,650**

Layout

Rooms: **7**
 Beds: **2**
 Baths: **2.0**

Arch Style: **Ranch, Traditional**
 Arch Level: **1 Story**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 Water Front Feet:

General Information

Year Built: **2006**
 Year Remod:
 Possession: **Negotiable**

Features

Pets Allowed: **Cats OK, Dogs OK**
 Foundation: **Slab**
 Fireplc Fuel: **Gas**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Public (Municipal)**

Entry Location: **Ground Level**
 Fndtn Mtrls: **Poured**
 Fireplace Loc: **Family Room**
 Cooling: **Ceiling Fan(s), Central Air**
 Road Frontage: **Paved**
 Sewer: **Public Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	11 x 5	Linoleum	Bath - Primary	First/Entry	11 x 7	Luxury Vinyl Tile
Bedroom	First/Entry	15 x 13	Carpet	Bedroom - Primary	First/Entry	18 x 15	Carpet
Dining Room	First/Entry	9 x 14	Carpet	Family Room	First/Entry	15 x 15	Carpet
Flex Room	First/Entry	7 x 6	Linoleum	Laundry Area/Room	First/Entry	7 x 7	Linoleum
Four Season Room	First/Entry	16 x 12	Carpet				

Legal/Tax/Financial

Property ID: **411732203064**
 Ownership: **Standard (Private)**
 Tax Summer: **\$6,077**
 SEV: **132,600.00**
 Legal Desc: **411732203064 UNIT 64 * THE VILLAS AT RIVERTOWN KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.804 INSTRUMENT NO.20060206-0014256 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20061115-0124410 & AS AMENDED BY REPLAT NO.2 INSTRUMENT NO.20070910-0089003 & AS AMENDED BY REPLAT NO.3 INSTRUMENT NO.20101019-0087464 & AS AMENDED BY REPLAT NO.4 INSTRUMENT NO.20120206-0011398 & AS AMENDED BY REPLAT NO.5 INSTRUMENT NO.20130107-0001993 SPLIT ON 03/02/2006 FROM 41-17-32-201-007;**

Subdivision: **THE VILLAS AT RIVERTOWN**
 Terms Offered: **Cash, Conventional, FHA, VA**

Short Sale: **No**
 Occupant: **Owner**
 Homestead: **No**
 Existing Lease: **No**

Home Warranty: **No**
 Oth/Sp Asmnt: **0.00**

Tax Winter: **\$359**
 Taxable Value:

Homeowner Association Information

Assoc Fee Amt: **315**
 Fee Frequency: **Monthly**
 Fee Includes: **Snow Removal, Maintenance Grounds, Trash, Other**

Working Capital:
 Association Contact\Website:
 Association Phone\Email: **616-942-7055**

Office Information

List Office: **Keller Williams Home**

Remarks

Pub Rmks: **Great Location.. Great open concept plan, boasts many extras including; many cathedral ceilings, nice size 4 season room w/ tons of windows. Living rm has gas fire place w/ beautiful & decorative stone tile. Nice kitchen w/ snack bar, side by side fridge, electric range and oven. Primary bedrm is spacious w/ prvt bath & walk in closet. 2nd BR is very large w/ full bath and walk in closet. Condo is close to pool & fitness center. Attached 2 car garage with storage attic. Spacious auxiliary rm. So much to love, including the perfect location. Taxes are showing high due to current non homestead status.**