



**List Number:** 18033249  
**Area:** Grand Rapids - G  
**Municipality:** City of Hudsonville  
**Condo Proj Name:** City Park Villa's  
**Lot Dimensions:** N/A  
**Waterfront:** No  
**Water Access Y/N:** No  
**Water Frontage:**  
**Directions:** From Grand Rapid I-196 West Towards Holland Follow I-196 W to M-121W or Chicago Drive and take Exit 69B from I-196 W on your right. Merge onto M-121 or Chicago Drive Follow this until you reach 36th Avenue. Go north on 36th Avenue to second stop sign which is Hillcrest. Turn left to home on left.  
**Cross Streets:** 36th Avenue

**Property Sub-Type:** Condominium  
**New Construction:** Yes  
**Construction Status:** Proposed  
**Sub-Area:** G70 - Ottawa County  
**County:** Ottawa  
**Possession:** Close Plus 1 Day  
**Tax ID #:** TBD  
**Road Frontage:** 0

**Status:** Active  
**List Price:** \$291,900  
**List Price/SqFt:** \$223.51  
**Lot Acres:** 0  
**Lot Square Footage:** 0

	Upper	Main	Lower	Bsmt	Total
<b>Bedrooms</b>	2	0	0	0	2
<b>Full Baths</b>	1	0	0	0	1
<b>Half Baths</b>	1	0	0	0	1
<b>Fin/Level</b>	1,306	0	0	0	1,306 (Finished All Levels)
<b>Total Sqft</b>			1,306	0	1,306 (Sqft Above Grade)

**Design:** Ranch  
**Year Built:** 2018  
**Water:** Public  
**Manufactured Y/N:** No  
**Sewer:** Public  
**Total Fireplaces:**  
**Driveway:** Paved  
**Master on Main:** Yes  
**Laundry on Main:** Yes

**ROOMS/DIMENSIONS/LEVELS**

Kitchen	10'14'	Main	Recreation	00	Bedroom 2	00
Formal Dining Room	00		Den/Study	9'11'	Bedroom 3	00
Dining Area	12'11'	Main	Laundry	9'6'	Bedroom 4	00
Family Room	00		Master Bedroom	12'13'	Bedroom 5	00
Living Room	15'14'	Main	Master Bath	12'6'	Add'l Room	00
					Add'l Room 2	00
					Add'l Room 3	00
					Add'l Room 4	00
					Add'l Room 5	00

**Assoc. Fee Payable:** Monthly      **Approx. Assoc Fee:** 180      **Assoc. Buy in Fee:** 350      **# of Rms Above Grade:** 1

**Legal:** TBD  
**Taxable Value:** 0  
**Annual Property Tax:** 0  
**School District:** Hudsonville

**SEV:** 0  
**Tax Year:** 0  
**Zoning:** R-1B  
**For Tax Year:** 0  
**Homestead %:** 0  
**Special Assmt/Type:** 0

**Terms Available:** Cash; Cash/Conventional; VA Loan  
**Water Type:** Paved; Public  
**Exterior Material:** Stone; Vinyl Siding  
**Manufactured Details:**  
**Roofing:** Composition; Metal  
**Windows:** Insulated; Low E; Screens  
**Substructure:** Daylight; Full Basement  
**Garage Type:** 2; Attached  
**Lot Description:** Sidewalk  
**Appliances:** Dishwasher; Microwave; Refrigerator  
**Additional Items:** Garage Door Opener; Humidifier  
**Assoc. Amenities:** Pets Allowed  
**Accessibility Feat:** 36 Inch Entrance Door; Accessible Mn Flr Bedroom; Lever Door Handles; Low Threshold Shower; No Step Entrance; Ramped Entrance

**Water Fea. Amenities:**  
**Exterior Features:** Deck(s); Porch(es)  
**Landscape:** Flower Garden; Shrubs/Hedges; Underground Sprinkler  
**Sale Conditions:** None  
**Outbuildings:**  
**Pool:**  
**Util Avail at Street:** Broadband; Cable; Electric; Natural Gas; Public Sewer; Public Water; Storm Sewer; Telephone Line  
**Assoc. Fee Incl.:** Lawn/Yard Care; Snow Removal  
**Association Info.:** Approx. Assoc Fee: 180; Assoc. Buy in Fee: 350; Assoc. Fee Payable: Monthly  
**Utilities Attached:** Cable; Natural Gas; Telephone Line

**Heat Type:** Forced Air  
**Heat Source:** Natural Gas  
**Air Conditioning:** Central; SEER 13 or Greater  
**Fireplace Features:** Center Island; Eating Area; Mud Room Access; Pantry  
**Access Feat:** Accessibility Features: Yes  
**Entry Type:** Common  
**Pets Y/N:** Yes  
**Assoc. Contact/Phone:** Doug Butterworth

**Marketing Remarks:** \*\*Taking reservation agreements at this time.