



ARLINGTON'S NEWS & NOTES



LOT RENT INCREASE:

To all residents of Arlington Woods,

For the upcoming year, our monthly lot rent increase will be \$15 beginning on January 1, 2025.

This increase is necessary to keep our community locally owned and operated as well as cover the increased costs to maintain the community.

We believe we provide the best value of any manufactured community in Muskegon County and will continue to do so providing our rents are closely comparable to surrounding communities.

VETERAN'S THANK YOU:

The West Michigan Veterans Service would like to acknowledge and thank the residents of Arlington Woods who answered the call for help in stocking the shelves for the centers food bank through donations. Many veterans and their families turn to the veterans' center for all manner of assistance. The requests are ever growing, especially during the holidays. The food bank center manages to provide as much as they can to as many as they can throughout the year. It is gratifying to see that so many are willing to do their part in ensuring that our veterans and their families do not go without during the holiday season.

MOW FEE INCREASE:

Effective January 1, 2025 the mow fee for Arlington to maintain your lawn should you be in violation of not mowing your own lawn will increase from \$50 to \$75.

HOLIDAY TRASH PICK UP:

During the weeks of December 25, 2024 and January 1st, 2025, trash pick up for the Christmas and New Year's Day holidays will run 1 day behind schedule. Please place your trash can out on Wednesday evening for a Thursday pick up.

HOMES ON CORNER LOTS/CLOSE TO ROADS:

If you are a homeowner that resides at one of the corner lots or if your home is located close to one of our community roads, please reinforce your skirting with boards so that your skirting doesn't sustain damage from the snowplows during the winter months. Please do this in a neat & orderly fashion. Arlington Woods is not liable for snowplow damage done to your home while they are out plowing the roads.



NEW RESIDENTS:

- Matthew Minton to 2344 Marlette.
- Stacy Miller & grandson Robert to 3669 Easy Circle.
- Rylee Eklund & Catera Meyers to 3643 Easy Circle.
- Edward Wilder & wife Elaine to 3813 Victorian.
- Heather Webster to 3727 Richardson.
- Ron Kennert to 3902 Karsen.
- Mackenzie Kralej to 3869 Elmore.
- Ladonna Hill to 3869 Karsen.
- Dale Wiggers & wife Dianna to 2397 Friendship.
- Pamela Estep & Norma Morgan to 3840 Malibu.
- Destini Thompson with children Zaniah & Rebel to 2233 Marlette.



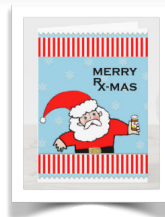
SYMPATHIES:



- To Kaitlynn Brummond and the family and friends of Camille Brummond on this tragic loss.
- To Laura Hutson and the family and friends on the loss of Laura's mom Sabrina.
- To Greg and Sue Howe on passing of Greg's mom Elaine Howe.
- To all the family and friends on the recent passing of Mr. John Reid.
- To Lori Kramer and family/friends on the loss of her sister Sheryl.
- To Carol Wynn and family/friends on several recent losses.

TRASH CANS AND SNOW:

All trash cans put out on pick up day will need to be placed several feet from the road during the winter months. We do not want the plow trucks to damage them. Please keep in mind that the garbage truck arms are only able to reach 9 feet so please do not place your trash can too far from the road.



GET WELL:

- Marla Moore
- Linda Corley
- Glen Denig
- Royce Rees
- Connie Thies
- Stacy Miller
- Kortnie Williams

PROPERTY TAXES:

Please be aware that owners of mobile homes, manufactured homes etc. in a mobile home community are subject to property taxes on garages, decks, additions and structures attached or detached from their home. This is a state law and is not instituted by the owners/mangers of the mobile home community in which you reside. However, you may qualify for the homeowner's principal residence exemption on these structures, thereby reducing said tax bill.

There are two tax bills mailed each year, one in July and one in December. If you have not received your tax bill by the 10th of each July & each December please contact the Muskegon Charter Township Treasurer, per the Michigan General Property Tax Act. Failure to receive the tax bill does not alleviate the tax bill.

If you have any questions or concerns please feel free to call the assessor's office at Muskegon Charter Township at 231-777-2555 x1125.

SNOWPLOW DAMAGE:



Due to their size and power, there are many different ways a snowplow could damage your property. Here are some ways to prevent snowplow damage to your property:

- Mark Edges of Lawn: Make it easier for snowplow drivers to see the edge of your lawn by putting brightly colored wooden stakes along the edges. Drivers are less likely to plow over your lawn if the edges are clearly marked.
- Mark Irrigation Sprinkler Heads: While you are marking the edges of your territory, add in some wooden stakes near your sprinkler heads as well for extra protection against snowplow damage.
- Relocate or Remove Corner Posts and Yard Decor : Remove yard decor and or corner posts to an appropriate area when it snows so snowplow drivers can clear up as much of the road as possible without damaging your items.



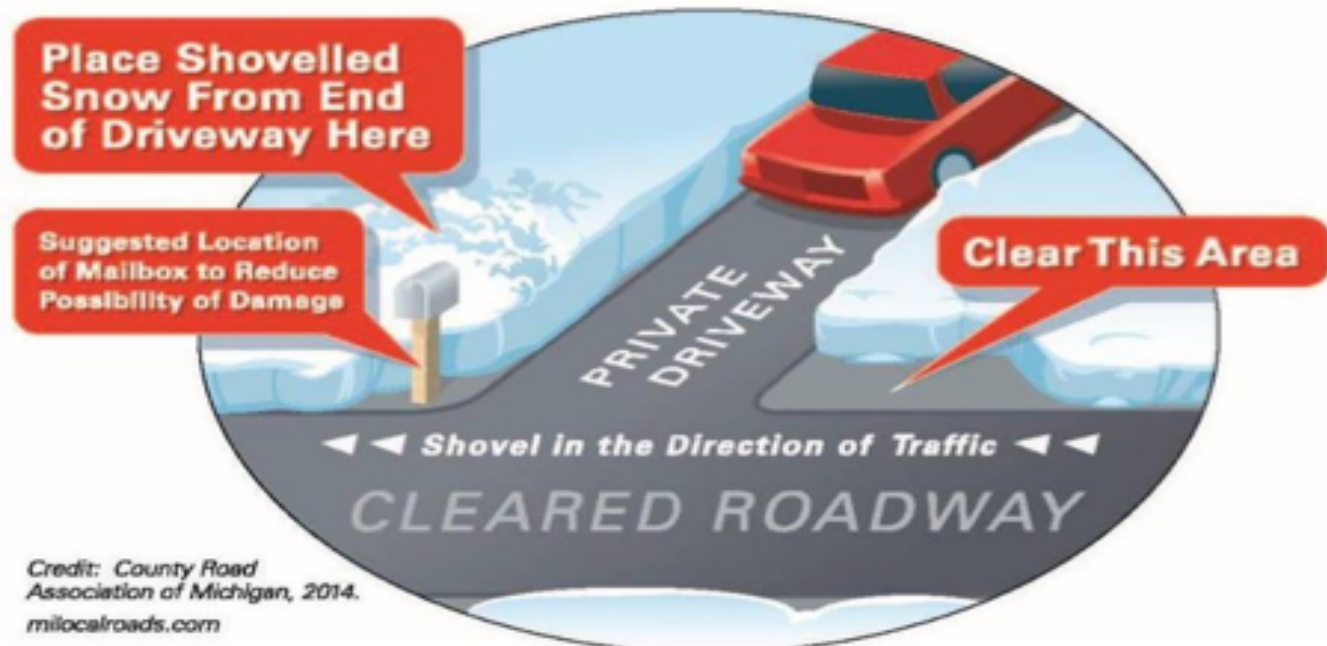
WINTER REMINDERS:

- Keep roof vents clear of ice & snow.
- Have your furnace inspected, cleaned & change the filters.
- Check the heat tape under your home to be sure it is in proper working order.
- Have all skirting in place to protect your pipes.
- Let your water run the size of a pencil on cold days/nights to avoid pipes from freezing.
- Insulate & box in the exterior water pipes leading to your home.



Avoid the "Second Shovel"

People can play a part in ensuring the ends of their driveways remain clear of snow even after their local snowplow comes through. Shoveling a "corner" of the right-of-way free of snow in the area several feet before the driveway will help keep that same snow from being pushed into the driveway in an icy, heavy pile. Clearing an area large enough to hold the snow coming off the plow may help reduce the "second shovel."



Credit: County Road Association of Michigan, 2014.
milocalroads.com

BIRTHDAYS:


Burl Jones	12/1	Frances Langlois	12/10	Justine Wallace	12/21
Traver Skubick	12/1	Medea Mohamed	12/10	Adam Whaling	12/21
Glen Davey	12/2	Michael Short	12/10	Martin DeBruyn	12/22
Adam Eikenberry III	12/2	Aubrey Gavitt	12/11	Tiffany Ferrier	12/22
Heidi Flores	12/2	Renae Petersen	12/11	Charity Franklin	12/22
Paige Heney	12/2	Victoria Smith	12/11	Daniel Ritz	12/22
Joshua Walter	12/2	Larry Burns	12/12	Kieran Selgor	12/22
Jessica Link	12/3	Joseph Drake	12/13	Jeff Yell	12/22
David Morris	12/3	Aurora Achterhoff	12/14	Russell Pankow	12/23
Breanna Rudick	12/3	Korbyn Smith	12/14	Silver Maressa	12/24
Thomas Schalk	12/3	Sheila Cooley	12/15	Bill McGonigle	12/24
Jacob Tanksley	12/3	Janey Decker	12/15	Troy Miller	12/24
Charles Updyke	12/3	Allison Genson	12/15	Kari Pastor	12/24
Jennifer Green	12/4	Patricia Rohn	12/15	Julianne Graftema	12/25
Paisleigh Skinner	12/4	Ryatt Wallace	12/15	Andrew Kauranen	12/25
Brandon Stafford	12/4	Mona Wungnema Vanderstelt	12/15	Samantha Dejonge	12/26
Brooke Zank	12/4	Brendan Schaub	12/16	Kya Hemmeke	12/26
Karene Anderson	12/5	Myra Thies	12/16	Mathiel Walker	12/26
Timothy Campbell	12/5	Stefanie Thomas	12/16	Chad Booth	12/27
Susan Chapman	12/5	Rian Williams	12/16	Harley Dusette	12/27
Chris Close	12/6	Rachel Bird	12/17	Tristan Hibbs	12/27
Maryanne Maycroft	12/6	David Hall	12/17	Sereina Stressman	12/27
Thomas Rohn	12/6	James Hutson	12/17	Dee Anderson	12/28
Brandon Timmerman	12/6	Jonathon Miller	12/17	Amy Bennett	12/28
Jenna Dykes	12/7	Kacey Rewa	12/17	Teresa Green	12/28
Greg Genson	12/7	Robert Toney	12/17	Mackenzie Kralej	12/28
Sarah Jeffery	12/7	Dianna Wiggers	12/17	Mary Bingham	12/29
Melissa McWhinnie	12/7	Meri Phelps	12/18	Samuel Vandenbosch	12/29
Dale Wiggers	12/7	Ona Nelson	12/19	Sophia Vandenbosch	12/29
Elizabeth Bazany	12/8	Zachary Flint	12/20	Jessica Heney	12/30
Tammi Lorenz	12/8	Maximus Kniat	12/20	Christopher Hill	12/30
Lilah Miller	12/8	Calvin Muskovin	12/20	Shelby Ogden	12/30
Aubree Nelson	12/8	Curtis Skuse	12/20	Kurtis Pierce	12/30
Bruce Rupright	12/8	James Weathers	12/20	Brock Temple	12/30
Samantha Benkert	12/9	Anita Wilks	12/20	Michelle Bentley	12/31
Liam Bishop	12/9	Amanda Dausman	12/21	Christopher Gilmore	12/31
Elizabeth Hill	12/9	Mason Dexter	12/21	Nellamarie Oliphant	12/31
Judy Buffum	12/10	Casey Kovalcik	12/21	Kevin Waller	12/31
		Kelly LeBaron	12/21		



CLASSIFIEDS:

ARLINGTON WOODS DOES NOT ENSURE ANY PERSON OR COMPANY LISTED HAS A LICENSE AND OR INSURANCE.

YARD CARE:

Ron's Snowplowing: He's Back! Snowplowing Driveways & sidewalks only \$20. Call me at 231-288-7946.

Snow-Blowing: Starting at \$30. Call Dover at 231-578-1807.

Snowplowing: 231-286-6019.

Shoveling: Call Curtis 231-220-5931

Snowplowing: Call Tyler 231-329-4180.

Snowplowing: \$10.00 Call Chuck at 231-557-6134.

Belanger Lawn Service & Powerwashing: Licensed & Insured! Call or text Chad at 231-495-0321.

Dove's Powerwashing & Detailing: Call Anthony at 231-760-2045.

Pro Wash Powerwashing: 231-740-5088 If no answer, please leave voicemail.

Belanger Lawn & power wash: 231-495-0321.

Lawn Maintenance: Mowing, thatching, leaves. Call Louie 231-557-6958.

Mow: Call Curtis 231-220-5931.

Mowing: Call Roger at 616-286-9546.

Leaf Pick up & lawncare: Call Jessica 810-858-1151.

Leaf Pick up: Call Delbert King at 231-747-4926.

Grassclippings Lawn Care: Call Kevin at 231-571-6641.

DeWolfe Lawn Care LLC: Family owned, licensed & insured. Free estimates. Mowing, edging, trimming call 231-288-4743.

Yard clean up, lawn mowing, leaf pick up & general lawn care: Tim Weiss 231-288-7793.

TopTier Lawncare: Chris 231-340-6939.

Yard Care: Mowing: \$15, Watering & other care message me. Maceyne Gee 231-830-5734.

Ulnar Lawn Care: Veteran Owned & Operated. Jeff Foster (owner) 231-719-5150. Visit our website: ulnar.org

SERVICE AND REPAIR:

Yoder's portable buildings: Corner of Apple Ave and Maple Island. All sizes and colors of sheds available. We offer rent to own, cash sale or financing. Call Brad Buhle at 231.380.1507, **Tell them Theresa sent you and save \$50!!**

Whitney Services: Plumbing, electrical, frozen pipes, heating & cooling. Call 616-745-0818.

Junk Removal: 2MUCHJUNK, call 231-726-0450.

Seeking jobs for cleaning or helping with the elderly with daily tasks. You can contact me at 231-402-9003. My name is Sheila.

Ms. Courtney's Daycare: Summer only. Licensed, First Aid & CPR Certified. \$3.80 hourly charge, accepts DHHS payments. Ages 0-13 years, weekdays 7:30am - 4:30pm. Call 231-375-7736 for more info.

Handyman service local in Muskegon no job too big or too small. Winterizing, water boxes and heat tape installation, drywall repairs, painting, finish carpentry, windows, doors, decks & deck repair, kitchen and bathroom remodeling, flooring, etc. call Greg at 616 335-1557 for all your handyman needs.

Manufactured Home Lending: Orbis Funding. Email: info@orbisfunding.com or go to their website at: orbisfunding.com.

Mobile Home Lenders: autoMHatic Financial - 888-226-8929.

Plumber: Small jobs. Call Tom 231-402-0339.

Standard Point Services: Plumbing, heating, cooling, handyman, installs, roofing, decks, power washing, remodels, windows, electrical, welding. Call 616-414-0403. See our website: standardpointcs.com

Kids Clothing Closet at Connection Point Church 2270 S Mill Iron Road Muskegon, MI 49442 (Corner of Mill Iron and Evanston). Contacts: Marla Panches 231.286.8030 or Krista Panozzo 231.903.7065. Do you know a child or teen who needs clothes or shoes? Connection Point Church is starting a KIDS CLOTHING CLOSET. Sizes are infant to adult small (for the teens). There is never a charge and no questions will ever be asked. Please call Marla or Krista to set up a time to shop. Donations of gently used or new items (Only NEW underwear and socks still in original packaging) will be accepted every Sunday between 8:30 - 11:30 am or by prior appointment.

Having issues with your roof? Need a complete new install or maybe just a repair? Wait no longer, give us a call & set up a free estimate now. Call Blair Depung at 231-766-1686 we have liability insurance.

Cowboy Jim's Live Country Music: Wednesdays Noon to 3pm. \$4 person, no fee to performing musicians. Friday Night Auction starts at 7pm - no outside food or beverages permitted. Refreshments available on site. 1156 E. Broadway.

Shoreline Roofing & Construction: Phone - 231-894-0607/ Website - shorelineroofingLLC.com. Licensed & Insured.



CLASSIFIEDS:

Greenix Pest Control: Call 616-286-8382.

Family Fence Factory: For all of your deck, steps, handicap ramps and shed needs! Local & located at 1360 E Laketon Ave. Website: familyfencefactory.com. Email: sales@familyfencefactory.com. Call: 231-865-7711.

ENK TRANSPORTING: SHED & STRUCTURE MOVERS. Minimum charge for any size move is \$340. Call Owner/Operator Ezra Kasza at 231-923-6670 for additional pricing. All invoices are calculated by time and material.

There is an organization called Christmas Behind Bars. They minister to people in prison by visiting and passing out packets of literature to brighten their day. They take in and distribute Bibles and cards as well. They want each card to be homemade with no name as to who made it. Anyone with an interest in helping with these projects may call Noah at 231.821.9025 or Andy at 231.821.0771. They will be glad to provide you with information.

House Cleaning with current residential cleaning experience. Dependable professional non-smoker that lives in EAST Arlington Woods. Call Diane at 231-670-0613.

Battle Bugs Pest Control of West Michigan: Bee's, Cockroaches, Rats/Mice, Bed Bugs, Spiders/Ants, Mosquitoes, Moles. 15 years experience, Licensed & Insured. Call 616-606-5405 or Email battlebugs21@gmail.com.

Todd Mines-Anchor Insurance Agency for your mobile home. Call today for affordable rates at 231-726-5081.

Appraisals for your manufactured home: Call Data Comp at 616-574-0470.

Affordable Chimney Services: For all your chimney services and repairs, call 231-928-1229.

Wilson's Supplies & Mobile Home Parts: For all your mobile home needs. Located in Howard City. Call us at 231-937-6556.

Scrapper Services: Call Dover at 231-578-1807.

Dave's scrapping (hauling & cleanup too). Painting, small repairs, etc. Call 231-457-7113.

Smith & Son Building & Remodeling Inc. for all your home repairs. We are insurance claim specialists and we are accredited with the BBB. Give us a call for a free estimate at 231-773-2118.

Catholic Charities of West Michigan provides a service called Healthy Families. Anyone who is pregnant or has a child 3 months old or younger is eligible. Call 231-726-1236 for more info or go to ccwestmi.org.

G & W REFRIGERATION & HEATING, INC. HVACR Contractors. Air conditioning & Heating repairs, tune ups, new installations. FREE estimates on installations. Financing available to qualified buyers. G & W Air Conditioning and Heating: We are here For You! 24 Hour Emergency Service Available. Call 231-773-7575.

The Painter Sisters: Great work, great pricing and insured. 6 years of professional cleaning & painting services for residential & commercial. 231-670-0444 Kim Bitson or 231-747-6789 Rita Harpe.

Hi, my name is Jim Weathers. Do you need help budgeting your finances or preparing tax returns? I can help! I have over 20 years of experience. I'm friendly, flexible and affordable. Please give me a call at 231-638-2084 or email me at ACEAS4U@aol.com.

MORSE CONSTRUCTION Call Rod Morse at 616-862-5714. From roof overs to floor installation and everything in between.

AMERICAN MECHANICAL SERVICE OF WEST MICHIGAN HEATING & COOLING SERVICE Installation & Sales, mention you seen this ad and receive 10% off on your next service call! Call Shane Sutton at (231) 788-5200.

Lee's Window Cleaning-Commercial & Residential with 10 years experience. Thomas Lewis: email

lewisthomas8000@gmail.com or call 231-740-0870.

We can write home insurance for any age of manufactured homes for very reasonable rates. Call ALLSTATE at 799-2222.

ITEMS FOR SALE:

Motor Guide Trolling motor TR PRO-82 45" GP5. New in box \$1500 call 231-557-6134.

13 x 9 screen tent, new in box \$40. Call 231-557-6134.

Bicycle Carrier - 2 place. Auto hitch type \$20. 231-563-6520.

Top of the line hearing aids for sale, bought from Mirical Ear in Fruitport. Used approx. 4 weeks, bought for \$4000. Will sell for \$2000 or make offer. Call Bob 231-750-7033.

Denali Aire 5050 BTU window AC unit, model #2DMC5K - \$100 obo. Also Denali Air 12,000 BTU Window AC unit model # 1DAC12K - \$200 obo. Call 616-325-3464.

2007 Softail Standard: Many extras, bumped up to 103", strong runner. \$5000 call 231-260-8715 Jerry B.

For sale: One pair of cowboy boots size 10 E. \$75 like brand new. Call Fred or Linda at 231-724-0390 or 231-288-2177. 3909 Malibu.

For Sale: One Fedora Hat size medium. \$75. Call Fred or Linda at 231-7240 or 231-288-2177. 3909 Malibu.

If you would like to place your ad or have an ad to remove in the newsletter, please contact the office at 773-0843 or email Arlington.estates@comcast.net before the 15th of the month.



HOMES FOR SALE:

Arlington Woods will pay up to \$7,000.00 for a single wide home and up to \$9,000.00 for a double wide to move your home to our park! We currently have many vacant lots to choose from. Once you are park approved it's as simple as picking your own lot, paying a \$300.00 security deposit, get a FREE estimate from the mover and schedule your home to be moved to our community! Your lot rent would not start until the Certificate of Occupancy is issued from the Muskegon Township.

RESTORE PROPERTIES HAS HOMES FOR SALE...READY TO MOVE IN, DOWN PAYMENT with MONTHLY PAYMENT OPTIONS! Once you're park qualified, contact Josh Springstead at 231-730-2396 to see which homes are available for immediate occupancy.

HOMES FOR SALE BY OWNER:

**EAST COMMUNITY: 3941
FLEETWOOD LANE**

1997 Four Seasons, 3 bedroom, 2 bath doublewide home. Well maintained home 3 gracious sized bedrooms, 2 full baths with plenty of natural light. One stall attached garage with gutters, central air, gas fireplace and a front porch. Appliances include a washer/dryer set, stove, fridge and dishwasher. Asking \$85,000. Call 231-557-9133 for more details.

MUST BE APPROVED FOR RESIDENCY

**EAST COMMUNITY: 2314
SHAMROCK LANE**

Asking \$65,000 for this 2016 Harmony 3 bedroom 2 bath doublewide home. Newer home located on a very large wooded lot on a quiet cul-de-sac and includes shed, fridge, dishwasher & stove. Call 231-683-7917 for more details. Must be approved and home must remain in community.

**NORTH COMMUNITY: 3868
ELMORE.**

Asking \$20,000 for this partially remodeled 1979 Academy 3 bedroom, 1 bath singlewide home. Home has a brand new bathroom, new floors & new floor covering, a new furnace & new water heater. Appliances included are a fridge, stove, & washer/dryer. Call Ava at 231-670-4886 for more info. Must be approved to reside in the community.

NEW HOMES - READY FOR IMMEDIATE OCCUPANCY:

3908 Karsen - 2024 Harmony Bernstein:

This is a 3 bedroom, 2 bath 2024 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency

furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504. West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 (231) 777-2504 or (231) 773-0843. NMLS#: 349840

3922 Karsen - 2024 Harmony Bernstein: \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. This is a 3 bedroom, 2 bath 2024 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 (231)



HOMES FOR SALE:

777-2504 or (231) 773-0843. NMLS#: 349840

NEW HOMES AVAILABLE SOON:

3917 KARSEN - 2025 Harmony Bernstein: This is a 3 bedroom, 2 bath 2025 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504. West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 (231) 777-2504 or (231) 773-0843. NMLS#: 349840

3763 American - 2025 Harmony Handel: This is a 2 bedroom, 1 bath 2025 Harmony Handel. This home is a 16x50 with 800 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with

screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 40 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504. West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 (231) 777-2504 or (231) 773-0843. NMLS#: 349840

3923 Karsen - 2025 Harmony Bernstein: This is a 3 bedroom, 2 bath 2025 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 40 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504. West Michigan

Homes, 2250 Friendship Lane, Muskegon, Mi 49442 (231) 777-2504 or (231) 773-0843 NMLS#: 349840

3936 Karsen - 2025 Harmony Bernstein:

This is a 3 bedroom, 2 bath 2025 Harmony Bernstein. This home is a 16x56 with 896 square feet of living space. It comes with vinyl siding, vinyl low e windows with mini blinds and window treatments, steel exterior doors with screen doors, 25 year shingles, an upgraded 30 lbs. roof load with a high efficiency furnace to help out during winter months, the home is cable ready, furnace is set up to accept central air, 30 gallon electric water heater, Whirlpool stove, fridge and dishwasher, vinyl plank flooring throughout, vinyl covered gypsum throughout, lighted ceiling fans, solid oak kitchen cabinets, also includes one year manufacturer warranty. \$1,500.00 down includes lot security deposit and 1st month's lot rent is free. Low monthly payments available on this home. Contact us at 231-777-2504. West Michigan Homes, 2250 Friendship Lane, Muskegon, Mi 49442 (231) 777-2504 or (231) 773-0843. NMLS#: 349840

If you would like to list your home for sale, at no charge, in our newsletter, please contact the office at 231-773-0843 or email to officemanager@arlingtonwoods.us **before** the 15th of the month.

