



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.

Holiday Trash:

During the week of January 1st, 2025, trash pick up for the New Year's Day holiday will run 1 day behind schedule. Please place your trash can out on Wednesday evening for a Thursday pick up.

Trash Carts & 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.

Prevent Snow Plow Damage:

What Kind of Damage Can Snowplows Cause?

Due to their massive size and power, there are many different ways a snowplow could damage your property.

- **Edges of Property:** The edges of your property are the most vulnerable to snowplow damages. Plows can dig into the ground, causing sections of the lawn to be lifted up or be removed entirely.
- **Sprinklers:** In ground sprinklers are usually placed along the edges of the lawn leaving them open to being hit by snowplows, rendering them useless.
- **Mailboxes:** Snowplows can end up hitting mailboxes at the end of the driveway because they can't see them, causing them to knock down or destroy completely.
- **Corner Posts and Yard Decor:** Corner posts and Yard Decor that is placed too close to the road are at risk of getting hit by a snowplow.
Preventing Snowplow Damage to Your Property
There are several ways to prevent different kinds of damages to your property from snowplows.
- **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 the Mailbox:** Make sure your mailbox is not too close to the road.
- **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 Parking:

Please remember to park your vehicles on your off-street parking pad during winter months. Street parking from midnight to 7:00 am is prohibited. Any vehicles parked in the street are in violation of this rule and will be towed at the owners' expense without warning. Street parking during heavy winter storms is also prohibited. Management normally plows during the early morning hours (3am-7am). Vehicles parked in the street make it impossible to plow properly. We appreciate all of your cooperation with this.

Homes On Corner Lots or 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.

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.

Heat Tape Explained:

"Heat tape" for mobile homes is a specialized electrical cable that is wrapped around exterior water pipes to prevent them from freezing during cold weather, essentially functioning as a heating element to keep the water flowing by maintaining a temperature above freezing; it's commonly used in mobile homes because of their potential for exposed plumbing vulnerable to freezing temperatures, and is typically installed in crawl spaces or under the mobile home's structure where pipes run along exterior walls.

Winter Reminders:

- Keep roof vents clear of ice & snow.
- Check the heat tape under your home to be sure it is in proper working order.
- Have all skirting in place to protect pipes.
- Let your water stream on cold days/nights to avoid pipes from freezing.
- Be sure any exposed outside pipes are wrapped and covered with a box.
- Please do not shovel snow into the streets.

News From The State of Michigan:

ATTENTION RESIDENTS

The State of Michigan has started an inspection team for all manufactured home communities. Please see the letter on the following page for issues they will be looking for. Be sure to check your home and your site to keep in line with these regulations.





GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

November 21, 2024

The Bureau of Construction Codes is excited to announce that we now have a dedicated mobile home community inspection team. Moving forward, annual inspections will be conducted by one of our four regulation officers assigned solely to mobile home community inspections. Our goal is for this highly talented and effective team to be a direct point of contact for you and work collaboratively to help mobile home communities maintain compliance with state of Michigan standards.

As a courtesy we wanted to provide a list of common concerns the regulation officers are finding during their annual inspection visits.

- Uncapped sewer pipes
- Uncapped holes for water hookup
- Exposed electrical wires
- Unsecured electrical boxes
- Unlocked gas valves
- Debris/rubbish/garbage throughout the park including occupied lots
- Missing skirting around homes
- Lots (vacant and occupied) not being clearly labeled
- Water drainage issues
- Signs of rodent and/or insect infestations

Please note, this list is not all inclusive as to what the team is looking at and other items may be noted during inspections, including general health and safety concerns.

Please feel free to review the following online sources for more information:

- Bureau of Construction Codes website: [Construction Codes \(michigan.gov\)](https://www.michigan.gov/bcc)
- The Mobile Home Commission Act: Act 96 of 1987: [Mobile Home Commission Act](#)
- Manufactured Housing Rules: [Manufactured Housing](#)

We hope this information helps prepare you for the upcoming 2025 annual inspections, which began Oct 1st, 2024, and will continue through September 30th, 2025. We look forward to visiting your parks and working with you.

Respectfully,

Bureau of Construction Codes Team

BUREAU OF CONSTRUCTION CODES
611 W. OTTAWA • LANSING, MICHIGAN 48909
www.michigan.gov/bcc

Reminders:

- Fireworks are not permitted in our communities at any time.
- We have a 24-hr. on-site management team available for emergencies. Call 231-773-0843 at any time.
- Please be sure to have the address of the home you want your payment applied to on your check/money order.
- We offer small copy (.25 per page) & fax (1.00 per page) services in the office.
- Free books & puzzles are available in the community room for your convenience.
- We can set up automatic withdrawals from your checking/ savings account to pay your monthly lot rent and/or home payments. Be sure to grab a sign up form from the office if you're interested.
- You can also set up automatic withdrawal through our Tenant Web Access. Contact the office with any questions.

Office: 231-773-0843

Welcome New Residents:

Destini Thompson with children Zaniah & Rebel to 2233 Marlette.

Chloe Shattuck & Casey Knapp to 3861 Manatee.

Sadie Hollenbeck with child Ayvah to 3922 Malibu.

Matthew Torrenga to 2357 Lincoln Park.

Anniversaries:

Mr. & Mrs. David Morris 1/1

Mr. & Mrs. Thomas Munafo 1/16

Mr. & Mrs. Anthony Lewis 1/18

Mr. & Mrs. Craig Kovalcik 1/25

If you would like your anniversary listed in our newsletter and our community channel please contact the office at 231-773-0843.

Get Well:

Brittany Winters

Amanda Cooper-Wheless

Rod Morse

Vicki Moore

Sadie Hollenbeck

Ayvah Haff

Storage Area:

Please do not occupy any storage spaces other than the area's allowed to you. It creates confusion and a domino effect when a resident tries to use the space allowed to them and it is already occupied. All of our storage area's are rented with a waiting list for availability. If you need additional space in the storage area, you must check with the office for availability before parking your item. Any items found to be in a rented area incorrectly will be towed at the owner's expense.

Ranch Spinach Dip:

1 container sour cream
1 bag (10 oz.) frozen spinach,
chopped, thawed & well-
drained.
1 can (8 oz.) water chestnuts,
drained and chopped
1 packet (1 oz.) Ranch Mix

In a large bowl, mix the sour cream together with the ranch mix until well-blended.

Fold in spinach and water chestnuts.

TIP: Be sure to drain excess water from thawed spinach first!

Chill covered for 1 hour before serving.

Birthdays:

Jason Bebout 1/1	Jeff Smith 1/11	Andrew Kauranen Jr 1/22
Richard Carey 1/1	Judith Still 1/11	Marjorie Nichols 1/22
Richard Elwell 1/1	Kimberly Turgeon 1/11	Cameron Ross 1/22
Roary Wallace 1/1	Julia Chesnic 1/12	Denise Archambeau 1/23
Betty Willis 1/1	Steve Edwards 1/12	Ruth Spira 1/23
Jeri Gannon 1/2	Joseph Jeffery 1/12	Anthony Bussing 1/24
Joseph Kiesgen 1/2	Anondra Smith 1/12	Christopher Follett 1/24
Elijah Fouty 1/3	Sage Jackson 1/13	Leroy Hill 1/24
Jayce Hernandez 1/3	Tyler Baushke 1/14	Thomas II Munafo 1/24
Rhonda Hicks 1/3	James Goodwin 1/14	Dakota Prescott 1/24
Taylor Ward 1/3	John T. Graftema 1/14	Donald Schaefer 1/24
Corey Colon 1/4	Sadie Hamel 1/14	Amelia Hibbs 1/25
Rose Hall 1/4	Zachary Milliron 1/14	Christine Johnson 1/25
Craig Kovalcik 1/5	Derrick Bevans-Sniff 1/15	Dakota Mitchell 1/25
Jonathan Tatro 1/5	Michael Garvey 1/15	Amber Beavister 1/26
Gary Armstrong 1/6	Devin Riggs Jr 1/15	Michael Gee 1/26
Jessica Hekkema 1/6	Lisa Rose 1/15	Patricia Gemzer 1/26
Elexis Terrell 1/6	Barb Bruder 1/16	Brandon Moureau 1/26
Peter Vigue 1/6	Gary Foster 1/16	Jennica Ross 1/26
Megan Chase 1/7	Zaniah Sherman 1/16	Madilynn Ulvund 1/26
Constance Cody 1/7	Jennifer Anderson 1/17	Naomi LeBaron 1/27
Derek Douthwaite 1/7	Keaire Gray 1/17	Alayah Lewis 1/27
Peyton Gee 1/7	Brenda Newville 1/17	William Noggle 1/27
Rick Howell 1/7	Courtney Berson Tice 1/18	Alice Bisard 1/28
Jason Lock 1/7	Susan Pierson 1/18	Luna Degen 1/28
Creg Barendse 1/8	Stephanie Cobb 1/19	Trevor Jones 1/28
Cheryl Hill 1/8	Declan Leiter 1/19	Sandra Fore 1/29
Christopher Whelpley 1/8	Lydia Padecky 1/19	Christine Matteson 1/29
Alfredo Cuellar 1/9	Neoma Patterson 1/19	Phyllis Mears 1/29
Daniel Gilbert 1/9	Tonya Barnett 1/20	Mateo Mendez 1/29
Greyson Noordhoff 1/9	Carter Franklin 1/20	Randy Morehouse 1/29
Pam Popp 1/9	Coty Maxwell 1/20	Connie Thies 1/29
Dylan Schaub 1/9	Jessie Hamilton 1/21	Alva Wiseman-Slorf 1/29
Rebecca Dove 1/10	Skyler Moore 1/21	Glen Denig 1/30
Cody Hill 1/10	Marlee Parm 1/21	Michael Posthumus 1/30
Jakob Whitlow 1/10	Marlee Parm 1/21	Autumn Ritz 1/30
Dema Gerencer 1/11	Dixie Jett 1/22	Shelley Brown 1/31
Gregory Hysell 1/11		

REMINDER: FIREWORKS OF ANY KIND ARE NOT PERMITTED IN OUR COMMUNITY.

Resident Updates:

Please remember to keep your account information updated regularly. Emails, phone numbers, vehicles and places of employment are some examples of the information that the office struggles to keep updated. We cannot contact you if we do not have the correct information on your account.

Rent & Terms:

Rent is due on the first day of each month.

On the 9th day of the current month, a one time per month late fee of \$25.00 will be added to the rent account of the tardy resident.

We accept checks, money order, online payments through our Tenant Web Access or you may sign up for auto withdraw (a form must be completed in the office).

A \$25.00 Charge will be added to your rent account for any check or auto withdraw that is returned by the bank for insufficient funds.

An additional charge of \$5.00 per month is made if you have an approved animal living in your home.

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.

Drop Box:

A drop box is located on the front of the office, to the right of the front entrance door, and can be used to pay rent or for other communication with staff and is available for use at all times.

Title Requirements:

All homes in Arlington Woods must be owner occupied, this is done by placing the home in your name at the time of purchase and providing the title to our office at the time of lease signing.

When selling your home, it is a requirement that the title be in the name of the buyer prior to them moving in, taking possession and signing their lease. What this means for you: It is the responsibility of the buyer and seller to properly transfer the title with the Secretary of State at the time of sale. The current lease holder (seller) will be responsible for the home, lot and rent until the qualified buyer signs the lease and presents the title in their name.

Speed Limit:

BY STATE LAW, THE SPEED LIMIT IN MANUFACTURED HOUSING COMMUNITIES IS 15-MILES PER HOUR. A habitual speeder who refuses to change his/her habits could be evicted for violating the speed limit after being warned in writing three times. Residents are held fully responsible for the speed at which their guest travel while on community property.



Classifieds:

January 2025

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

YARD CARE:

Ron's Snowblowing: He's Back! Snowblowing 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.

Snow Removal & Yard cleanup call Brandon at 231-531-1943.

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.

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.

Ben Gerrans, licensed & insured for all general home repairs & maintenance. Carpentry, siding, doors & windows, remodeling, decks & patios, molding & trim, drywall, painting, etc. Call 231-766-1824.

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.

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.

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,

Classifieds:

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.

ANIMAL FOR REHOMING:

Luna: Male cat a little over a year & 1/2 old, litter trained, inside only & neutered. Sweet, playful, silly, affectionate & he will cuddle. Has not been around many animals since adoption but sure he would love a playmate. Has been around kids & does great but would probably be best in a home without kids. Will be shy at first but once he knows & trusts you, his personality will shine through. All his things & papers included with the rehoming fee of \$60 to ensure he goes to a good home. Please call 231-343-1442 ONLY if serious. Please be ready to provide vet papers & background.

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 community! We currently have a few vacant lots to choose from. Once you are 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:

South Community: 3752 Richardson - \$8,000 PENDING

1966 Marlette, 4 bedroom, 1 bath singlewide home. Appliances include a dryer & stove. Home has an open playroom, mudroom, shed & rear deck. Call to see home. Call James 231-414-1676. MUST BE APPROVED FOR RESIDENCY

South Community: 2394 Marlette - \$65,000

Affordable Living located in Arlington Woods. Well maintained 2015 Clayton mobile home. Features 2 bedrooms, 1 full bath with Plenty of natural light, central air. Basic lot rent is \$445.00 & includes, water, sewer, trash, cable. Buyer & Buyer's Agent to verify all information. Listing agent Mobile Dealer License #1103564. Asking \$65,000. Contact Agent Lisa Vela at 231-733-3080 for additional information. Buyer must be approved for residency through Arlington Woods.

East Community: 3941 Fleetwood Lane - \$85,000

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

NORTH COMMUNITY: 3868 ELMORE - \$18,000

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 Eva at 231-288-0733 for more info. Must be approved to reside in the community.

NORTH COMMUNITY: 3882 Revere - \$45,000

2015 Harmony, 3 bedroom, 2 bath singlewide home. Appliances include a stove & fridge. Well maintained home with shed located in Orchard View School district. Call Jennifer Evans 231-220-5039. MUST BE APPROVED FOR RESIDENCY

BRAND NEW HOMES:

3908 Karsen - 2024 Harmony Bernstein - 3 bedroom, 2 bath

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 Berstein, 3 bedroom, 2 bath.

\$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

Homes For Sale:

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

3917 KARSEN - 2025 Harmony Berstein, 3 bedroom, 2 bath

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, 2 bedroom, 1 bath

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, 3 bedroom, 2 bath

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 - 3 bedroom, 2 bath

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.

