



**List Number:** 25050867 **Property Sub-Type:** Single Family Residence **Status:** Active  
**Area:** Greater Kalamazoo - K **New Construction:** No **List Price:** \$265,000  
**Municipality:** Kalamazoo City **County:** Kalamazoo **List Price/SqFt:** \$180.76  
**Possession:** Close Of Escrow **Days On Market:** 0  
**Lot Dimensions:** 52 x 132 **Tax ID #:** 06-16-375-045 **Lot Acres:** 0.16  
**Waterfront:** No **Road Frontage:** 52 **Lot Square Footage:** 6,970  
**# of Outbuildings:** 1 **Ownership Type:** Private Owned  
**Association:** No

**Directions:** West Main to Monroe. House on left.  
**Cross Streets:** West Main

	Upper	Main	Lower	Bsmt	Total
<b>Bedrooms</b>	3	0	0	0	3
<b>Full Baths</b>	1	0	0	0	1
<b>Half Baths</b>	0	1	0	0	1
<b>Fin/Level</b>	733	733	0	0	1,466 (Finished All Levels)
<b>Total Sqft</b>			0	1,466	1,466 (Sqft Above Grade)
<b>Finished Below Grade:</b>	0	<b>Unfinished Below Grade:</b>	1,466	<b>Building Total SqFt:</b>	2,932

**Architectural Style:** Traditional; Victorian **Year Built:** 1885  
**Stories:** 2 **Water:** Public  
**Total Fireplaces:** 1 **Sewer:** Public Sewer  
**Main Level Primary:** No **Driveway:** Concrete

**ROOMS/DIMENSIONS/LEVELS**

Dining Room	Main	Primary Bedroom	Upper	Bedroom 2	Upper
Kitchen	Main	Bathroom 1	Main	Other	Upper
Living Room	Main	Bathroom 2	Upper		

# of Rms Above Grade: 7

**Legal:** 24122 THE REVISED PLAT OF HENDERSON PARK, LIBER 5 OF PLATS PAGE 40; LOT 45  
**Taxable Value:** 71,123  
**Seller's Annual Property Tax:** 4,834  
**School District:** Kalamazoo

**SEV:** 88,800  
**Tax Year:** 2024  
**Zoning:** RS5

**For Tax Year:** 2024  
**Homestead %:** 0  
**Special Assmt/Type:** None

**Terms Available:** Cash; Conventional; FHA; VA Loan **Landscape:** Shrubs/Hedges **Heat Type:** Forced Air  
**Street Type:** Public **Sale Conditions:** None **Heat Source:** Natural Gas  
**Exterior Material:** Vinyl Siding **Other Structures:** Shed(s) **Air Conditioning:** Wall Unit(s); Window Unit(s)  
**Roofing:** Composition **Outbuildings:** **Fireplace:** Living Room  
**Windows:** Storms **Access Feat:** Accessibility Features: No  
**Substructure:** Daylight; Full **Flooring:** Engineered Hardwood; Tile; Wood  
**Garage Spaces:** 1 **Patio and Porch Features:** Patio; Porch  
**Parking Features:** Attached  
**Lot Description:** Level; Wooded  
**Laundry Features:** In Basement  
**Appliances:** Dishwasher; Dryer; Range; Refrigerator; Washer; Water Softener Owned  
**Additional Items:** Ceiling Fan(s); Sump Pump; Window Treatments

**Public Remarks:** Step into the character of Kalamazoo's historic West Main Hill w/ this beautifully updated late-Victorian home, just steps from Henderson Castle. Architectural details and contemporary updates come together seamlessly with 9-ft ceilings, abundant light, and an open main floor renovated with luxury vinyl flooring, new walls, molding, and fixtures. The living room offers a wood-burning brick fireplace, while the formal dining includes a charming window seat with backyard views. Upstairs, find three bedrooms with wood floors, including one with a delightful dressing parlor, built-in closet, and jewelry storage. The kitchen offers painted cabinetry, new countertops, pull-out organizers, and newer appliances, while tiled bathrooms feature updated fixtures. Enjoy a private fenced yard, front porch, attached garage, and storage shed. Major updates include a newer roof, furnace, water heater, windows, sump pump, and extensive landscaping with a retaining wall, new driveway, and freshly seeded



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