MID-CENTURY LAKEFRONT · GENESEE COUNTY

6291 Westview Drive

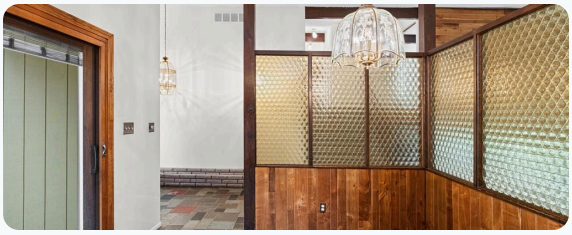
Grand Blanc, MI 48439 · Grand Blanc Township · Grand Blanc schools

~~$449,900~~ **$384,900**

MLS 20261060379 · $214 / sq ft above grade
Listed by Theresa St Dennis, Keller Williams First







3	2.5	2,399	0.77	1963	100'
BEDROOMS	BATHS	FINISHED SQ FT	ACRES	BUILT	FRONTAGE

THE HOUSE

A 1963 tri-level with its bones intact

Beamed vaulted ceilings, an open staircase, slate floors, and amber textured-glass screens with wood wainscoting. Walls of windows face the lake.

The walkout lower level has a wood-paneled family room with a fireplace, a wet bar, and the original built-in panels on the wall behind it. It opens to a patio and the yard.

VAULTED CEILINGS · SLATE FLOORS · WET BAR · WALKOUT

THE WATER

100 feet on Lake Helene

Private frontage on Lake Helene, on a 0.77-acre lot that runs 235 feet deep down to the water. The great room opens to a new deck, and the listing says you see the lake from nearly every room.

THE BATHROOMS

Updated, and ready to go back

The bathrooms have been updated, but at this price someone could find vintage tile and return them to their mid-century glory. Everything around them is still original enough to be worth it.

WHAT THE TAXES BECOME WHEN YOU BUY

Do not plan on the seller's tax bill

Seller pays $3,924 a year
on a taxable value of $93,527 (homestead)

Taxable value uncaps the year after you buy. The assessor's current value is $115,900, while half of the list price is **$192,450**, so the new bill likely lands between the two. Using the roughly 42 mills implied by the current homestead bill:

IF THE ASSESSOR'S VALUE HOLDS

$4,865 a year · about $405 / mo

IF IT RESETS TO HALF THE PRICE

$8,075 a year · about $673 / mo

Estimates for a primary residence with the PRE, for planning only; millage changes each year. Updated in the last two years: furnace, built-in oven, cooktop, exterior paint and decking. Well water, public sewer, natural gas, central air, attached 2-car garage plus a carport. The listing mentions road improvements coming this fall, so ask whether a special assessment comes with them and who pays it. Verify with Grand Blanc Township.

Adrianna Berlin, REALTOR®
The Local Element · thrivehomesgr.com · adriannaberlin@gmail.com

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