

Coming Soon - 10/3/2025



2509 Rubbins Rd, Marion Township, MI 48843

- » Beds: 2 | Baths: 1 Full
- » MLS #: 20251041257
- » Single Family | 732 ft<sup>2</sup> | Lot: 15,246 ft<sup>2</sup>
- » More Info: 2509RubbinsRd.IsForSale.com



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**CENTURY 21®**

Affiliated  
4343 E. Grand River Avenue  
Howell, MI 48843  
(517) 548-1700

\$ 345,000



#### Remarks

Waterfront stylish and cool Nothing to do here except kick back and enjoy Your New Year Round retreat on Private All-Sports Triangle Lake, positioned to enjoy both Sunrise and Sunset views. Vacation at home every day with Year round activities, including awesome fireworks, and great fishing. When you step inside, the subtle scent of cedar greets you in the recent 200 sq. ft. 3 Season Rm addition, providing passive solar heat in the winter and gentle breezes off the water in the Summer. Perfect open floor plan, for day to day living or entertaining, warmed by a newer wood burning stove and chimney. Ample bedroom space with pull down stairs to attic access storage. Beautiful Updated Bathroom. Enjoy outdoor cooking in your grilling alcove and entertaining as friends gather around the tiki bar. Other amenities and updates include EZ-Dock system, tankless water heater, generator plug, New septic system 2020, well 2010, Roof 2024, Siding 2024, Full house blown in insulation 2023, Boulder retaining wall 2024, Tiki Bar 2024, oversized storage shed, and more. Don't delay, see this one today. All showings must be accompanied by a currently licensed Michigan Real Estate agent.

