### 11167, BIRWOOD, CANADIAN LAKES, MI, 49346

https://tuckerbenner.com



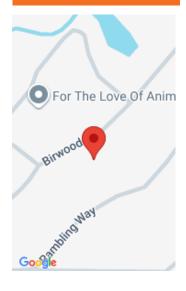






Cozy 3-bedroom home located in the desirable Canadian Lakes community! This well-maintained property features a newly updated bathroom and numerous recent improvements, including a new roof (2024), vinyl siding and gutters (2022), asphalt driveway (2021), and Trex decks (2017) for low-maintenance outdoor enjoyment. Laundry is located in the full unfinished basement with room for storage [...]

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active
- 1115 sq ft



#### Call us now

×

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

×

### **Basics**

Category: Residential **Type:** Single Family Residence

Status: Active Bedrooms: 3 beds Bathrooms: 1 bath **Area: 1115** sq ft Lot size: 0.42 sq ft Year built: 1974

**Bathrooms Full:** 1 Lot Size Acres: 0.42 acres

**Rooms Total: 8** County: Mecosta

# **Building Details**

Building Area Total: 1115 sq ft Construction Materials: Vinyl Siding

Architectural Style: Ranch Sewer: Septic Tank

Stories: 1 Heating: Forced Air

Roof: Shingle Basement: Full

### **Amenities & Features**

Laundry Features: In Basement, Sink Flooring: Carpet, Laminate, Tile

**Utilities:** Natural Gas Connected Association Amenities: Airport Landing Strip,

> Baseball Diamond, Beach Area, Cable TV, Campground, Clubhouse, Fitness Center, Indoor Pool, Library, Meeting Room, Playground, Pool, Restaurant/Bar, Sauna, Security, Spa/Hot Tub, Storage, Tennis Court(s),

**Boat Launch** 

Waterfront Features: Lake, River WaterSource: Well

Refrigerator, Washer, Water Softener

Owned

×

Appliances: Dryer, Microwave, Range, Interior Features: Ceiling Fan(s), Broadband, Eat-in

Kitchen, Pantry

Lot Features: Level, Sidewalk, Golf

Community

Window Features: Window Treatments

Patio And Porch Features: Covered, Cooling: Central Air

Deck, Porch(es)

Call us now

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

## Fees & Taxes

Tax Assessed Value: \$35,239 Association Fee Frequency: Annually

**Tax Annual Amount:** \$1,563 **Association Fee Includes:** Snow Removal

# **School Information**

**High School District:** Chippewa Hills

## **Miscellaneous**

Road Surface Type: Paved CrossStreet: Heather

Listing Terms: Cash, Conventional

#### Call us now

×

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457