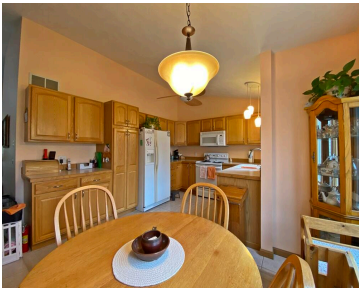


11650, 13TH, CANADIAN LAKES, MI, 49346

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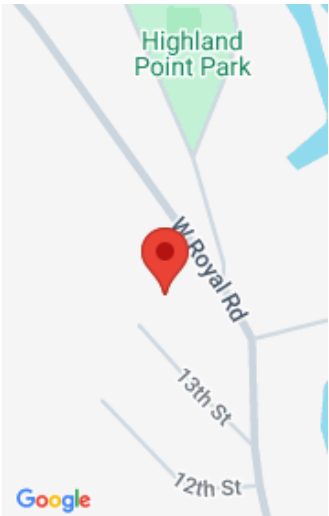


\$299,900



Beautiful 3 bed, 3 bath home on two spacious lots in the heart of Canadian Lakes! Enjoy vaulted ceilings, a main-floor master suite, and a cozy 3-season room perfect for relaxing. The walkout lower level offers a large family room, full bath, and tons of storage. This well-maintained home combines comfort and function with space [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1990 sq ft



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Phone: (231)730-8781  
Email: tuckerbennerteam@gmail.com  
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.41 sq ft

**Bathrooms Full:** 3

**Rooms Total:** 9

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1990 sq ft

**Year built:** 2000

**Lot Size Acres:** 0.41 acres

**County:** Mecosta

# Building Details

**Building Area Total:** 1390 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Shingle

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

**Basement:** Full, Walk-Out Access

# Amenities & Features

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**Laundry Features:** Gas Dryer Hookup, Main Level

**Utilities:** Phone Connected, Natural Gas Connected, Cable Connected, High-Speed Internet

**Fencing:** Fenced Back

**Waterfront Features:** Lake

**Garage Spaces:** 2

**Appliances:** Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer

**Lot Features:** Recreational, Wooded, Rolling Hills, Golf Community, Cul-De-Sac

**Fireplaces Total:** 1

**Electric:** Generator

**Association Amenities:** Airport Landing Strip, Baseball Diamond, Beach Area, Campground, Clubhouse, Fitness Center, Golf Membership, Indoor Pool, Library, Meeting Room, Pets Allowed, Playground, Pool, Restaurant/Bar, Sauna, Security, Skiing, Spa/Hot Tub, Storage, Tennis Court(s), Trail(s), Boat Launch

**Parking Features:** Garage Faces Front, Garage Door Opener, Carport, Attached

**Fireplace Features:** Living Room

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Garage Door Opener, Eat-in Kitchen

**Patio And Porch Features:** 3 Season Room, Covered, Deck

**Cooling:** Central Air

## Fees & Taxes

**Tax Assessed Value:** \$71,329

**Association Fee:** \$1,741.68

**Tax Annual Amount:** \$3,721

**Association Fee Frequency:** Annually

**Tax Year:** 2024

**Association Fee Includes:** Snow Removal

## School Information

**High School District:** Chippewa Hills

## Miscellaneous

**CrossStreet:** West Royal    **Listing Terms:** Cash, FHA, VA Loan, Rural Development, MSHDA, Conventional

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