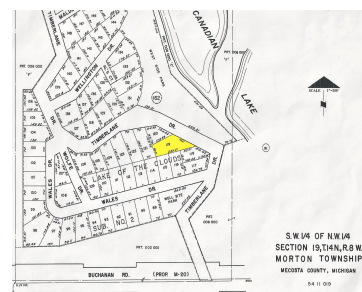


11875, TIMBERLANE, STANWOOD, MI, 49346

<https://tuckerbenner.com>



\$40,000



Beautiful building site overlooking West Side Park and the always picturesque Lake of the Clouds in Canadian Lakes! Large wooded lot with view possibilities! Build your dream home or take advantage of all the amenities Canadian Lakes has to offer as a lot owner.

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.5 sq ft

**County:** Mecosta

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.5 acres

## Call us now

Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Current Use:** Residential, Recreational

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## Amenities & Features

**Utilities:** Natural Gas Available, Electricity Available, Cable Available, Phone Available, None

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

**Waterfront Features:** Lake

**Lot Features:** Level, Buildable, Golf Community, Recreational, Wooded

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## Fees & Taxes

**Tax Assessed Value:** \$3,355

**Association Fee Frequency:** Annually

**Association Fee:** \$870.84

**Tax Year:** 2025

**Tax Annual Amount:** \$160

**Association Fee Includes:** Snow Removal

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## School Information

**High School District:** Chippewa Hills

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Wales

**Listing Terms:** Cash

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