

# 1361, DERBY, STANTON, MI, 48888

<https://tuckerbenner.com>



36x52 Barn and 2nd lot included for \$565,000. Barn pictures available upon request. Completely renovated lakefront home with 100 feet of frontage on all-sports Derby Lake! This exceptional property offers stunning lake views from nearly every room. The spacious primary suite features a walk-in tiled shower and soaking tub with beautiful lake views. Entertain guests [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2240 sq ft



## Basics

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



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.13 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 8

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2240 sq ft

**Year built:** 1970

**Lot Size Acres:** 0.13 acres

**County:** Montcalm

## Building Details

**Building Area Total:** 1240 sq ft

**Architectural Style:** Ranch

**Stories:** 1

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

**Construction Materials:** Vinyl Siding

**Heating:** Forced Air

**Roof:** Shingle

## Amenities & Features

**Laundry Features:** Laundry Closet, Main Level

**Association Amenities:** Boat Launch

**Waterfront Features:** Lake

**WaterSource:** Well

**Interior Features:** Broadband, Center Island, Eat-in Kitchen, Pantry

**Patio And Porch Features:** Covered, Deck, Patio

**Fireplaces Total:** 1

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

**Parking Features:** Detached

**Fireplace Features:** Family Room

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener Owned

**Window Features:** Low-Emissivity Windows

**Exterior Features:** Balcony, Scrn Porch

**Cooling:** Central Air

## Fees & Taxes

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**Tax Assessed Value:** \$127,522

**Association Fee:** \$25

**Tax Annual Amount:** \$3,973.34

**Association Fee Frequency:** Annually

**Tax Year:** 2025

**Association Fee Includes:** None

## School Information

**High School District:** Central Montcalm

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Lakeside

**Listing Terms:** Cash, FHA, VA Loan, Conventional

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