

# 1401, WHITE BIRCH, STANTON, MI, 48888

<https://tuckerbenner.com>



**\$217,000**



Charming 3-Bed, 2-Bath Home Steps from Desirable Derby Lake, Discover the perfect full-time residence or summer getaway in this inviting 3-bedroom, 2-bath home with comfortable living space. Ideally located across the street from highly sought-after Derby Lake, this property offers the best of lake-area living without the waterfront price. Situated on two spacious lots totaling [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1358 sq ft



## 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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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.08 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 6

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1358 sq ft

**Year built:** 1970

**Lot Size Acres:** 0.08 acres

**County:** Montcalm

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## Building Details

**Building Area Total:** 1358 sq ft **Construction Materials:** Brick, Wood Siding

**Architectural Style:** Traditional **Sewer:** Public

**Heating:** Forced Air

**Stories:** 2

**Roof:** Composition

**Basement:** Crawl Space

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## Amenities & Features

**Laundry Features:** Laundry Room, Main Level

**Utilities:** Phone Available, Natural Gas Available, Electricity Available, Cable Available, Natural Gas Connected

**Parking Features:** Attached

**Fireplace Features:** Wood Burning

**Appliances:** Dryer, Range, Refrigerator, Washer

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

**Cooling:** Central Air

**Flooring:** Carpet, Laminate

**Association Amenities:** Boat Launch

**Waterfront Features:** Lake

**WaterSource:** Well

**Interior Features:** Eat-in Kitchen

**Fireplaces Total:** 1

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## Fees & Taxes

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**Tax Assessed Value:** \$77,024

**Association Fee Frequency:** Annually

**Association Fee:** \$25

**Tax Year:** 2018

**Tax Annual Amount:** \$4,789

**Association Fee Includes:** Other

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## School Information

**High School District:** Central Montcalm

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Lakeside Dr and White Birch Dr

**Listing Terms:** Cash, Conventional

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