

# 17388, ARBOR, NEW BUFFALO, MI, 49117

<https://tuckerbenner.com>

**Premium Homesite**  
17338 Arbor Lane

**Riviera Community**  
1 Mile of Lake Michigan Beach  
Kayak & Canoe the Galien River

**\$599,000**



Perfect parcel to build your custom home with access to one mile of Riviera Community Association wide, sandy beach just two blocks away. This 0.36-acre lot benefits from a variance that enhances the building envelope. With an accepted offer, if desired, the seller can prepare the land for building by installing a new septic system [...]

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.36 sq ft

**Lot Size Acres:** 0.36 acres

**Type:** Lot

**Bathrooms:** 0 baths

**Subdivision Name:** Riviera

**County:** Berrien



### 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

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## Amenities & Features

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

**Waterfront Features:** Lake

**Association Amenities:** Beach Area, Pets Allowed, Other

**Lot Features:** Level, Wooded, Corner Lot

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## Fees & Taxes

**Tax Assessed Value:** \$310,426 **Association Fee Frequency:** Annually

**Association Fee:** \$950 **Tax Year:** 2023

**Tax Annual Amount:** \$11,939 **Association Fee Includes:** Snow Removal, Trash, Other

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## School Information

**High School District:** New Buffalo

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## Miscellaneous

**Road Surface Type:** Unimproved **CrossStreet:** Marquette & Riviera Drive

**Listing Terms:** Cash, Conventional



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