

1818, PRATT, MARTIN, MI, 49070

https://tuckerbenner.com



Here's your 2nd chance! Back on the market at no fault of the home. Pratt Lake living at its finest! Built new in 2002 and meticulously maintained by the original owners, this exceptional lakefront home offers peaceful waterfront living on beautiful all-sports Pratt Lake. Enjoy convenient main floor living with a spacious primary ensuite, main [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2676 sq ft



## Basics

### Call us now

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



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3 baths  
**Lot size:** 0.47 sq ft  
**Subdivision Name:** Pratt Lake Estates  
**Lot Size Acres:** 0.47 acres  
**County:** Allegan

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 2676 sq ft  
**Year built:** 2002  
**Bathrooms Full:** 3  
**Rooms Total:** 8

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## Building Details

**Building Area Total:** 1520 sq ft  
**Architectural Style:** Ranch  
**Heating:** Forced Air  
**Roof:** Asphalt, Shingle

**Construction Materials:** Vinyl Siding  
**Sewer:** Septic Tank  
**Stories:** 1  
**Basement:** Walk-Out Access

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## Amenities & Features

**Laundry Features:** Laundry Closet, Main Level  
**Utilities:** Phone Available, High-Speed Internet  
**Waterfront Features:** Lake  
**Garage Spaces:** 4  
**Appliances:** Humidifier, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener Rented  
**Window Features:** Insulated Windows  
**Cooling:** Central Air

**Flooring:** Carpet, Vinyl  
**Parking Features:** Attached  
**Fireplace Features:** Living Room  
**WaterSource:** Well  
**Interior Features:** Broadband, LP Tank Rented  
**Fireplaces Total:** 1

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## Fees & Taxes

**Tax Assessed Value:** \$114,769  
**Association Fee:** \$500  
**Tax Annual Amount:** \$3,639

**Association Fee Frequency:** Semi-Annually  
**Tax Year:** 2025  
**Association Fee Includes:** Other, Snow Removal

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## School Information

**High School District:** Martin

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## Miscellaneous

**CrossStreet:** 118th Ave & 4th St

**Listing Terms:** Cash, Conventional

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