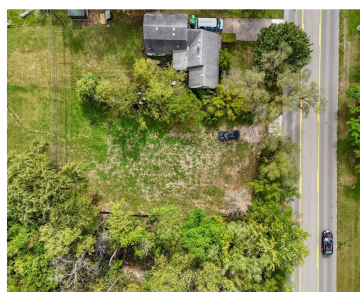
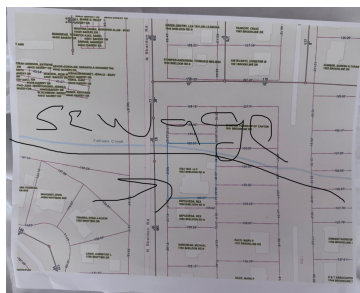
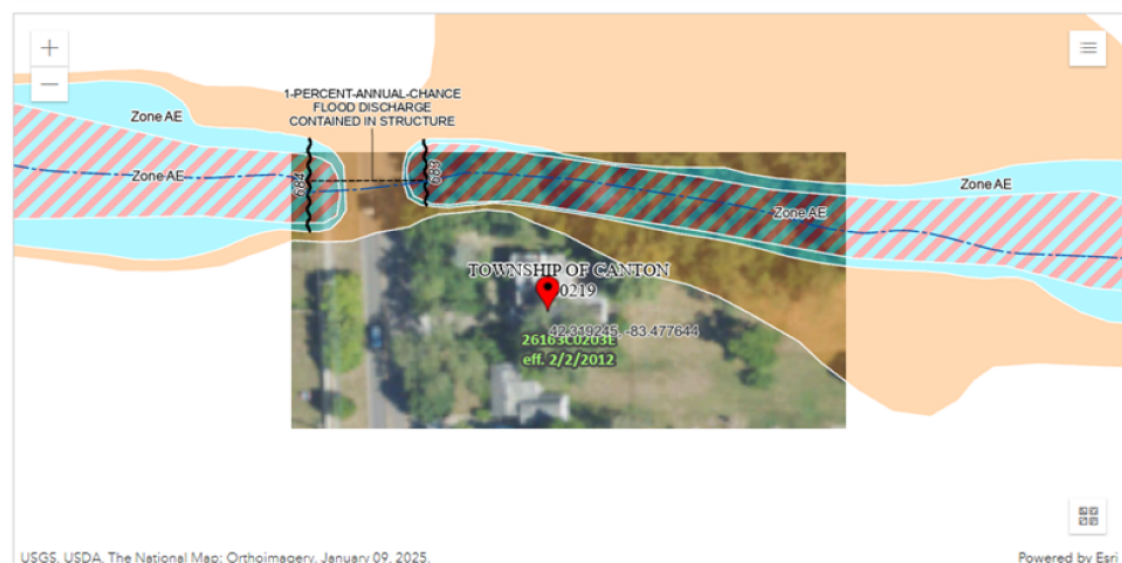


# 1822, SHELDON, CANTON, MI, 48187

https://tuckerbenner.com

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. [Go To NFHL Viewer »](#)



<p><b>PIN</b></p> <ul style="list-style-type: none"> <li>Approximate location based on user input and does not represent an authoritative property location</li> <li>Selected Floodmap Boundary</li> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li>Area of Minimal Flood Hazard Zone X</li> <li>Effective Limits</li> <li>Area of undetermined Flood Hazard Zone D</li> <li>Otherwise Protected Area</li> <li>Coastal Barrier Resource System Area</li> </ul> <p><b>OTHER AREAS</b></p>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, X, A99</li> <li>With BFE or Depth</li> <li>Regulatory Floodway Zone AE, AO, AH, VE, AR</li> <li>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee, See Notes, Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li>Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>Coastal Tract</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Tract Baseline</li> <li>Profile Baseline</li> </ul> <p><b>GENERAL STRUCTURES</b></p>
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**\$54,000**

**MOTIVATED SELLER:** Build-ready lot in desirable Canton Township! Located minutes from Ford Road’s retail corridor, this cleared and level parcel offers 0.30 acres (73x300 ft) within a quiet residential neighborhood. Zoned R-4 single-family residential, it’s ideal for a custom home or small builder project. All public utilities (gas, electric, water, sewer) are available at the [...]

- 0 baths
- Acreage
- Land
- Active

## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.3 sq ft

**Lot Size Acres:** 0.3 acres

**Type:** Acreage

**Bathrooms:** 0 baths

**Subdivision Name:** McIntyre Manor Sub

**County:** Wayne

## Call us now

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

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## Building Details

**Sewer:** Public Sewer

**Current Use:** Residential

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## Amenities & Features

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

**WaterSource:** Public

**Lot Features:** Level, Buildable, Cleared

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## Fees & Taxes

**Tax Assessed Value:** \$46,501

**Tax Year:** 2024

**Tax Annual Amount:** \$7,467

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## School Information

**High School District:** Plymouth-Canton

**HighSchool:** Canton High School

**Middle Or Junior School:** Discovery Middle School

**Elementary School:** Bentley Elementary School

---

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Ford Rd/N Sheldon Rd

**Listing Terms:** Cash, Conventional

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