

# 245, LYNBROOK, COLDWATER, MI, 49036

<https://tuckerbenner.com>

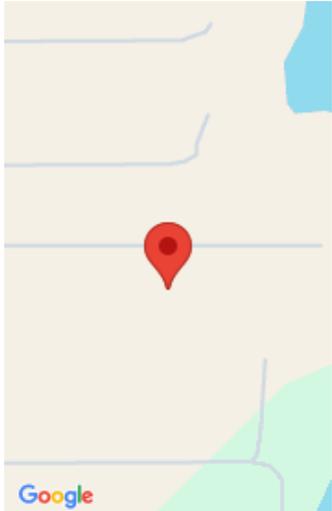


**\$350,000**



Morrison Lake PRIVATE DOCK! Just 3 houses down from the private HOA boat launch & park, this SOLID ranch offers the perfect blend of lake lifestyle and peaceful country setting. Situated on a .5-acre lot, the backyard is bordered by open farmland, creating privacy and serene views. Features include a spacious main level with two [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2430 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:** 0.48 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 12

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2430 sq ft

**Year built:** 1975

**Lot Size Acres:** 0.48 acres

**County:** Branch

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## Building Details

**Building Area Total:** 1452 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Asphalt, Shingle

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

**Basement:** Full

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## Amenities & Features

**Laundry Features:** In Basement

**Association Amenities:** Boat Launch, Other

**Waterfront Features:** Lake

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Garage Door Opener, Eat-in Kitchen

**Patio And Porch Features:** Deck, Porch(es)

**Flooring:** Carpet, Ceramic Tile

**Parking Features:** Garage Faces Front, Garage Door Opener, Attached

**Garage Spaces:** 2.5

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

**Lot Features:** Level

**Cooling:** Central Air

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## Fees & Taxes

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**Tax Assessed Value:** \$159,950

**Association Fee Frequency:** Annually

**Association Fee:** \$100

**Tax Year:** 2025

**Tax Annual Amount:** \$3,304

**Association Fee Includes:** Snow Removal

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## School Information

**High School District:** Coldwater

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** River Rd &  
Barnhart

**Listing Terms:** Cash, FHA, VA Loan, Rural Development,  
Contract, Conventional

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