

# 2636, US HWY 31, NILES, MI, 49120

<https://tuckerbenner.com>



**\$249,900**



Tucked away approximately 300' off the road and set on nearly 2 beautifully wooded acres, this property offers the perfect blend of privacy and potential. Surrounded by mature trees and peaceful scenery, you'll love the quiet setting while still enjoying plenty of space to make it your own. Inside, this 3-bedroom, 2 full bath home [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1592 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:** 1.95 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 6

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1592 sq ft

**Year built:** 1938

**Lot Size Acres:** 1.95 acres

**County:** Berrien

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## Building Details

**Building Area Total:** 1592 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Composition

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

**Basement:** Crawl Space, Partial

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## Amenities & Features

**Laundry Features:** In Basement

**Utilities:** Electricity Available

**Fireplace Features:** Living Room, Wood Burning

**WaterSource:** Well

**Interior Features:** Eat-in Kitchen

**Patio And Porch Features:** Deck

**Cooling:** Central Air

**Flooring:** Carpet, Vinyl, Wood

**Parking Features:** Attached

**Garage Spaces:** 2

**Appliances:** Dishwasher, Range, Refrigerator

**Lot Features:** Wooded

**Fireplaces Total:** 1

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## Fees & Taxes

**Tax Assessed Value:** \$72,650

**Tax Annual Amount:** \$2,050

**Tax Year:** 2024

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## School Information

**High School District:** Niles

**HighSchool:** Niles Senior High School

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** M139

**Listing Terms:** Cash, Conventional

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