

# 2696, UNIVERSAL, PINCKNEY, MI, 48169

<https://tuckerbenner.com>

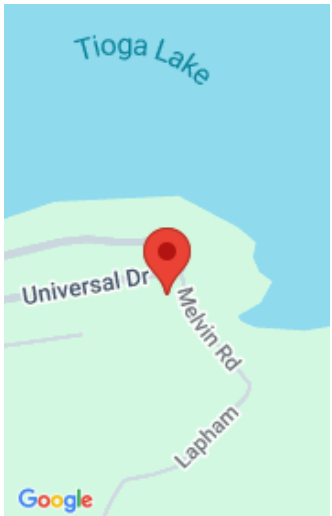


\$299,900



Exceptional value for this solid raised ranch with spectacular views and lake access to Tioga Lake. This spring fed, 60 acre, all-sports lake is a haven for water fowl and is a serene back drop for this peaceful neighborhood. Just in time for summer, you'll enjoy the extensive brick paver patio with firepit and the [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1092 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:** 0.17 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 7

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1092 sq ft

**Year built:** 1979

**Lot Size Acres:** 0.17 acres

**County:** Livingston

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## Building Details

**Building Area Total:** 1092 sq ft **Construction Materials:** Block, Brick, Vinyl Siding

**Architectural Style:** Ranch **Sewer:** Septic Tank

**Heating:** Forced Air **Stories:** 2

**Roof:** Asphalt **Basement:** Full, Walk-Out Access

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## Amenities & Features

**Laundry Features:** In Basement, Laundry Room, Lower Level, Sink

**Flooring:** Laminate, Tile

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

**Garage Spaces:** 2

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

**Lot Features:** Corner Lot

**Patio And Porch Features:** Deck, Patio

**Electric:** Generator

**Utilities:** Natural Gas Connected, High-Speed Internet

**Waterfront Features:** Lake

**WaterSource:** Well

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

**Window Features:** Screens, Replacement, Insulated Windows

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$87,306

**Tax Year:** 2025

**Tax Annual Amount:** \$2,425

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## School Information

**High School District:** Pinckney

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## Miscellaneous

**CrossStreet:** McGregor to Melvin to  
Universa

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

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