

# 4063, COLBURN, LUDINGTON, MI, 49431

<https://tuckerbenner.com>



\$1,100,000



UNIQUE HAMLIN LAKE WATERFRONT PROPERTY - Beautifully wooded 35 acre parcel with approximately 2,300 ft. of private frontage with dock. This income producing property is currently used for a VRBO which generates a good income. Excellent buildings site opportunities along the water along with flat areas for off water living. An RV/Campground would also be [...]

- 5 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1716 sq ft



## Basics



### Call us now

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



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 35 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 8

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Area:** 1716 sq ft

**Year built:** 1890

**Lot Size Acres:** 35 acres

**County:** Mason

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## Building Details

**Building Area Total:** 1716 sq ft **Construction Materials:** Block, Vinyl Siding

**Architectural Style:** Traditional **Sewer:** Septic System

**Heating:** Forced Air

**Stories:** 2

**Basement:** Full

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## Amenities & Features

**Laundry Features:** In Basement

**Parking Features:** Attached

**Fireplace Features:** Wood Burning

**WaterSource:** Well

**Interior Features:** LP Tank Owned

**Window Features:** Screens, Low Emissivity Windows, Insulated Windows

**Utilities:** Phone Available, Electricity Available, Phone Connected

**Waterfront Features:** Lake

**Garage Spaces:** 2

**Appliances:** Dryer, Washer, Oven, Range, Refrigerator

**Lot Features:** Recreational, Wooded

**Exterior Features:** Deck(s)

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## Fees & Taxes

**Tax Assessed Value:** \$271,618

**Tax Year:** 2024

**Tax Annual Amount:** \$11,959



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## School Information

**High School District:** Ludington

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## Miscellaneous

**Road Surface Type:** Unimproved

**Listing Terms:** Cash, Conventional

**CrossStreet:** Dennis



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