

# 471, MALLARD, COLDWATER, MI, 49036

<https://tuckerbenner.com>



\$260,000



Very well maintained 3 bedroom 2 full bath home with walkout basement and a beautiful view of Rose lake situated just across the street from the Rose lake association park. Also included is an over 1800 square foot garage with over 800 square feet of floored second story situated on a hill over looking the [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1728 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:** 0.3 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 6

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1728 sq ft

**Year built:** 1968

**Lot Size Acres:** 0.3 acres

**County:** Branch

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## Building Details

**Building Area Total:** 1008 sq ft

**Architectural Style:** Ranch

**Heating:** Hot Water

**Basement:** Full

**Construction Materials:** Vinyl Siding

**Sewer:** Private Sewer

**Stories:** 2

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## Amenities & Features

**Laundry Features:** In Basement

**Parking Features:** Detached

**Garage Spaces:** 5

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

**Exterior Features:** Scrn Porch

**Association Amenities:** Beach Area, Playground

**Waterfront Features:** Lake

**WaterSource:** Private Water

**Interior Features:** Ceiling Fans, Eat-in Kitchen

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$57,388

**Tax Year:** 2023

**Association Fee:** \$16.66

**Tax Annual Amount:** \$1,545

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## School Information



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**High School District:** Coldwater

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## Miscellaneous

**Road Surface Type:** Unimproved

**CrossStreet:** Bobwhite

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



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