

# 482, SWAN, COLDWATER, MI, 49036

<https://tuckerbenner.com>



**\$260,000**



Enjoy lakefront living with this cozy 2-bedroom, 2-bath home featuring 60 feet of channel frontage and a private dock, offering direct access to the all-sports Rose Lake. Recently updated with a new metal roof (2023), an 89-foot well (2023), and a freshly pumped septic (2023), this home is move-in ready. The open-concept kitchen and living [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1055 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:** 0.19 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 9

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Area:** 1055 sq ft

**Year built:** 1965

**Lot Size Acres:** 0.19 acres

**County:** Branch

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## Building Details

**Building Area Total:** 1055 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Basement:** Crawl Space

**Construction Materials:** Vinyl Siding

**Sewer:** Septic System

**Stories:** 1

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## Amenities & Features

**Laundry Features:** Common Area, Laundry Room

**Association Amenities:** Pets Allowed, Beach Area, Playground, Boat Launch

**WaterSource:** Well

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

**Exterior Features:** Patio, 3 Season Room

**Utilities:** Phone Available, Electricity Available

**Waterfront Features:** Channel, Lake

**Appliances:** Microwave, Range, Refrigerator

**Window Features:** Replacement, Garden Window(s), Window Treatments

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$35,971

**Association Fee:** \$200

**Tax Annual Amount:** \$1,547.24

**Association Fee Frequency:** Annually

**Tax Year:** 2024



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## School Information

**High School District:** Coldwater

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## Miscellaneous

**Road Surface Type:** Unimproved

**CrossStreet:** Robin Drive

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



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