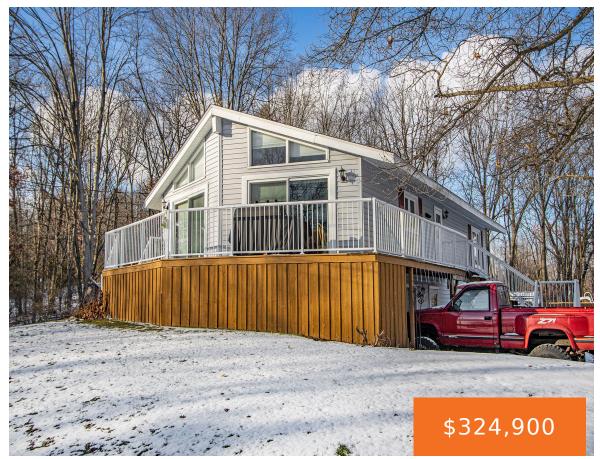
### 494, MALLARD, COLDWATER, MI, 49036

https://tuckerbenner.com









Stunning 3-Bedroom Home with Scenic Rose Lake View, Inground pool and association access to the lake. This beautifully situated 3-bedroom, 2.5 bathroom home, perfectly positioned on nearly an acre of land. This charming property is a true retreat, blending the tranquility of nature with modern amenities for the ultimate in comfort and relaxation. As you [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2130 sq ft



## **Basics**



#### Call us now

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



**Category:** Residential

Status: Active

Bathrooms: 3 baths

Lot size: 0.8 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 6

**Bathrooms Half:** 1

Type: Single Family Residence

Bedrooms: 3 beds

**Area: 2130** sq ft

Year built: 1979

Lot Size Acres: 0.8 acres

**County:** Branch

Stories: 1

# **Building Details**

Architectural Style: Ranch Sewer: Septic Tank

**Heating:** Forced Air

Basement: Full, Walk-Out Access

#### **Amenities & Features**

Laundry Features: Laundry Closet Pool Features: Outdoor/Inground

Association Amenities: Beach Area Parking Features: Attached

**Waterfront Features:** Lake **Garage Spaces:** 1

WaterSource: Well Appliances: Washer, Refrigerator, Range, Oven,

Microwave, Dryer, Dishwasher

**Lot Features:** Corner Lot **Window Features:** Replacement

**Exterior Features:** Deck(s) **Cooling:** Central Air

## Fees & Taxes

Tax Assessed Value: \$152,762 Association Fee Frequency: Annually

**Association Fee: \$200** Tax Year: 2024

Tax Annual Amount: \$3,924.61



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# **School Information**

**High School District:** Coldwater

## **Miscellaneous**

Road Surface Type: Unimproved CrossStreet: Oriole and Bobwhite

Listing Terms: Cash, VA Loan, MSHDA, Conventional





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