

# 494, MALLARD, COLDWATER, MI, 49036

<https://tuckerbenner.com>



\$324,900



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](mailto: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

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## Building Details

**Building Area Total:** 1300 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

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

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

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## Amenities & Features

**Laundry Features:** Laundry Closet

**Association Amenities:** Beach Area

**Waterfront Features:** Lake

**WaterSource:** Well

**Lot Features:** Corner Lot

**Exterior Features:** Deck(s)

**Pool Features:** Outdoor/Inground

**Parking Features:** Attached

**Garage Spaces:** 1

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

**Window Features:** Replacement

**Cooling:** Central Air

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## 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

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## Miscellaneous

**Road Surface Type:** Unimproved

**CrossStreet:** Oriole and Bobwhite

**Listing Terms:** Cash, VA Loan, MSHDA, Conventional



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