

534, HICKORY, COLDWATER, MI, 49036  
https://tuckerbenner.com

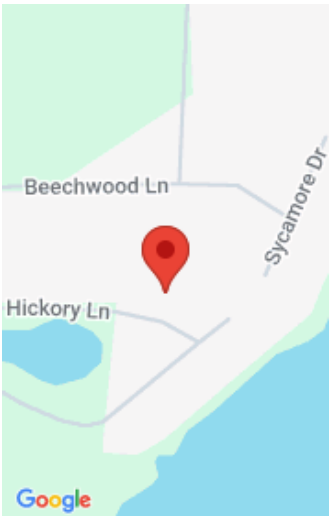


\$485,000



Lake life living at its best! This 3-bedroom, 2-bath ranch offers the perfect blend of comfort and convenience with modern updates and a backup generator for peace of mind. Enjoy channel-front access with your own private boat dock and evenings around the fire pit with friends and family. The beautifully landscaped yard and concrete driveway [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1248 sq ft



Call us now

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



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.22 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 11

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1248 sq ft

**Year built:** 1998

**Lot Size Acres:** 0.22 acres

**County:** Branch

# Building Details

**Building Area Total:** 1248 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Composition

**Construction Materials:** Vinyl Siding

**Sewer:** Public

**Stories:** 1

**Basement:** Crawl Space

# Amenities & Features

**Laundry Features:** In Unit, Laundry Room

**Utilities:** Natural Gas Connected, High-Speed Internet

**Parking Features:** Attached

**Garage Spaces:** 2

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

**Patio And Porch Features:** 3 Season Room, Deck

**Electric:** Generator

**Association Amenities:** Beach Area, Other

**Waterfront Features:** Channel

**WaterSource:** Well

**Interior Features:** Garage Door Opener, Center Island

**Cooling:** Central Air

# Fees & Taxes

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**Tax Assessed Value:** \$176,838

**Association Fee Frequency:** Annually

**Association Fee:** \$440

**Tax Year:** 2024

**Tax Annual Amount:** \$4,620

**Association Fee Includes:** Snow Removal, Sewer

## School Information

**High School District:** Coldwater

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Centennial/Shady Oaks Dr.

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

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