

# 5501, CANYON RIVER, ADA, MI, 49301

<https://tuckerbenner.com>



**\$1,395,000**



EXTRAORDINARY!! Custom Built Home with 3 Bedrooms and 4 Baths in Ada's Canyon River Development. Prepare to be captivated by this exceptional home, nestled on nearly 3 acres of pristine land. This home is a true masterpiece! The previous owner, a renowned artisan, has infused the property with intricate woodwork and ironwork details, evident from [...]

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2768 sq ft




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## 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:** 4 baths

**Lot size:** 2.97 sq ft

**Subdivision Name:** Canyon River

**Lot Size Acres:** 2.97 acres

**County:** Kent

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2768 sq ft

**Year built:** 1974

**Bathrooms Full:** 2

**Rooms Total:** 8

**Bathrooms Half:** 2

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## Building Details

**Building Area Total:** 1861 sq ft

**Architectural Style:** Bi-Level

**Heating:** Forced Air

**Basement:** Full

**Construction Materials:** Wood Siding

**Sewer:** Septic System

**Stories:** 1

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## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Lower Level

**Parking Features:** Garage Door Opener, Detached, Attached

**Fireplace Features:** Family, Gas Log, Living, Rec Room

**WaterSource:** Well

**Interior Features:** Ceiling Fans, Garage Door Opener, Guest Quarters, Humidifier, Water Softener/Owned, Wood Floor, Kitchen Island, Pantry

**Window Features:** Skylight(s), Insulated Windows, Bay/Bow, Window Treatments

**Fireplaces Total:** 3

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

**Waterfront Features:** Pond

**Garage Spaces:** 6

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

**Lot Features:** Tillable, Wooded, Rolling Hills

**Exterior Features:** Fenced Back, Other, Porch(es), Deck(s)

**Cooling:** Central Air



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## Fees & Taxes

**Tax Assessed Value:** \$377,895

**Association Fee:** \$1,550

**Tax Annual Amount:** \$11,646

**Association Fee Frequency:** Annually

**Tax Year:** 2024

**Association Fee Includes:** Other, Trash

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## School Information

**High School District:** Rockford

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## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Cash, Conventional

**CrossStreet:** Pettis Ave NE



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