

# 6296, SWAN POINTE, LUDINGTON, MI, 49431

<https://tuckerbenner.com>



\$2,199,000



Welcome to your dream home on the pristine shores of Hamlin Lake! This exquisite seven-bedroom, six-bath residence offers unparalleled luxury and comfort on over two acres of beautifully landscaped grounds. With 400 feet of private lake frontage, you'll enjoy breathtaking views and direct access to the water, which includes a two stall boathouse. Also, you'll [...]

- 7 beds
- 6 baths
- Single Family Residence
- Residential
- Active
- 5814 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:** 6 baths

**Lot size:** 2.2 sq ft

**Bathrooms Full:** 6

**Rooms Total:** 19

**Type:** Single Family Residence

**Bedrooms:** 7 beds

**Area:** 5814 sq ft

**Year built:** 1995

**Lot Size Acres:** 2.2 acres

**County:** Mason

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## Building Details

**Building Area Total:** 3748 sq ft

**Architectural Style:** Contemporary

**Heating:** Forced Air, Natural Gas

**Basement:** Full, Walk Out

**Construction Materials:** Other

**Sewer:** Septic System

**Stories:** 2

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## Amenities & Features

**Laundry Features:** Main Level, Sink

**Parking Features:** Attached, Paved

**Fireplace Features:** Family

**WaterSource:** Well

**Interior Features:** Central Vacuum, Humidifier, Water Softener/Owned, Wet Bar, Kitchen Island, Eat-in Kitchen

**Window Features:** Screens, Insulated Windows

**Fireplaces Total:** 3

**Utilities:** Natural Gas Available, Electric Available, Natural Gas Connected

**Waterfront Features:** All Sports, Dock, Private Frontage

**Garage Spaces:** 3

**Appliances:** Cook Top, Dishwasher, Oven, Range, Refrigerator

**Lot Features:** Wooded

**Exterior Features:** Other, Patio, Deck(s), 3 Season Room

**Cooling:** Central Air

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## Fees & Taxes



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**Tax Assessed Value:** \$547,161

**Association Fee:** \$1,185

**Tax Annual Amount:** \$24,841

**Association Fee Frequency:** Annually

**Tax Year:** 2024

**Association Fee Includes:** Snow Removal

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## School Information

**High School District:** Ludington

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Jebavy & Barnhart

**Listing Terms:** Cash, Conventional



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