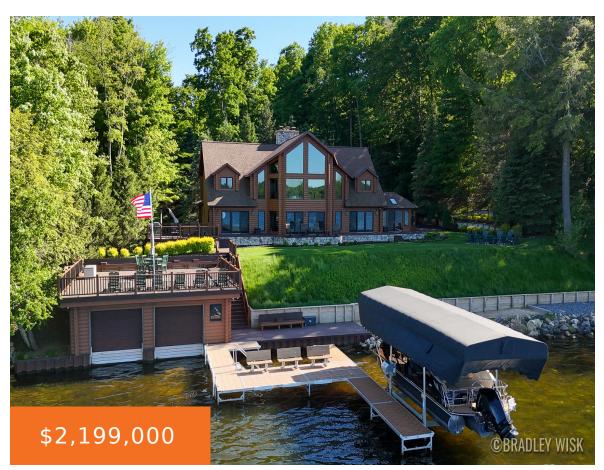
### 6296, SWAN POINTE, LUDINGTON, MI, 49431

https://tuckerbenner.com



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 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

# **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

## Amenities & Features

Laundry Features: Main Level, Sink

Parking Features: Attached, Paved

Fireplace Features: Family

WaterSource: Well

Interior Features: Central Vacuum, Humidifier, Lot Features: Wooded 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

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

**Cooling:** Central Air

## Fees & Taxes



#### Call us now

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



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

## **School Information**

High School District: Ludington

### Miscellaneous

Road Surface Type: Paved Listing Terms: Cash, Conventional CrossStreet: Jebavy & Barnhart



#### Call us now

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

