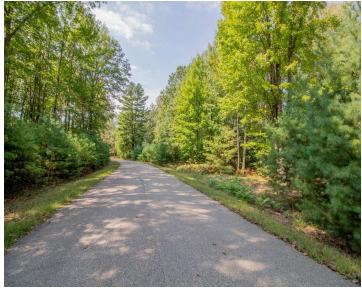


# 6362, CEDAR TRACE, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



This prime lot gives you convenient access to all of Canadian Lakes' exclusive amenities, including private beaches, boat docking, golf courses, and a variety of family-friendly activities. Whether you're looking to build now or invest in the future, this exceptional property is a must-see opportunity in one of Michigan's premier recreational communities.

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.71 sq ft

**Lot Size Acres:** 0.71 acres

**Type:** Lot

**Bathrooms:** 0 baths

**Subdivision Name:** Cedar Trace

**County:** Mecosta

## Call us now



Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Current Use:** Residential

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## Amenities & Features

**Utilities:** Natural Gas Available, Electricity Available, Cable Available, Phone Available, None

**Association Amenities:** Airport Landing Strip, Baseball Diamond, Beach Area, Campground, Fitness Center, Golf Membership, Indoor Pool, Library, Meeting Room, Pets Allowed, Restaurant/Bar, Security, Spa/Hot Tub, Storage, Tennis Court(s), Boat Launch, Other, Clubhouse, Pool, Sauna, Trail(s)

**Waterfront Features:** Channel, Lake, Pond, River, Stream/Creek, Other

**Lot Features:** Level, Cul-De-Sac, Wooded

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## Fees & Taxes

**Tax Assessed Value:** \$1,200

**Association Fee Frequency:** Annually

**Association Fee:** \$870

**Tax Year:** 2025

**Tax Annual Amount:** \$57

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

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## School Information

**High School District:** Chippewa Hills

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** 7 Mile

**Listing Terms:** Cash

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