

# 6797, BEECHNUT, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



\$345,000



Welcome to the 18th hole of the Royal golf course. This 2300 sq. ft home has an extra wooded lot on each side of the house. The owner enjoys a secluded, private location on a cul-de-sac court. Walking into this home you have a beautiful vestibule connecting the garage to the main part of the [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2320 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:** 3 baths

**Lot size:** 0.55 sq ft

**Subdivision Name:** Royal Canadian #1

**Lot Size Acres:** 0.55 acres

**County:** Mecosta

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2320 sq ft

**Year built:** 1985

**Bathrooms Full:** 2

**Rooms Total:** 10

**Bathrooms Half:** 1

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## Building Details

**Building Area Total:** 1620 sq ft

**Architectural Style:** Bi-Level

**Heating:** Forced Air

**Basement:** Full

**Construction Materials:** Vinyl Siding

**Sewer:** Septic System

**Stories:** 2

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## Amenities & Features

**Laundry Features:** Gas Dryer Hookup, In Hall

**Association Amenities:** Baseball Diamond, Pets Allowed, Beach Area, Campground, Club House, Fitness Center, Library, Meeting Room, Playground, Restaurant/Bar, Sauna, Security, Skiing, Storage, Boat Launch, Airport/Runway, Spa/Hot Tub, Indoor Pool, Tennis Court(s), Pool

**Waterfront Features:** Lake

**Garage Spaces:** 2

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

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

**Exterior Features:** Patio, Deck(s)

**Cooling:** Central Air

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

**Parking Features:** Attached

**Fireplace Features:** Gas Log, Living

**WaterSource:** Well

**Interior Features:** Attic Fan, Ceiling Fans, Garage Door Opener, Generator, Water Softener/Owned, Pantry

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

**Fireplaces Total:** 1



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## Fees & Taxes

**Tax Assessed Value:** \$164,000 **Association Fee Frequency:** Annually

**Association Fee:** \$2,508 **Tax Year:** 2024

**Tax Annual Amount:** \$4,700 **Association Fee Includes:** Other, Snow Removal

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## School Information

**High School District:** Chippewa Hills

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** 3Little Hemlock & Beechnut Ct

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



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