

6897, ABBEY, CANADIAN LAKES, MI, 49346

https://tuckerbenner.com

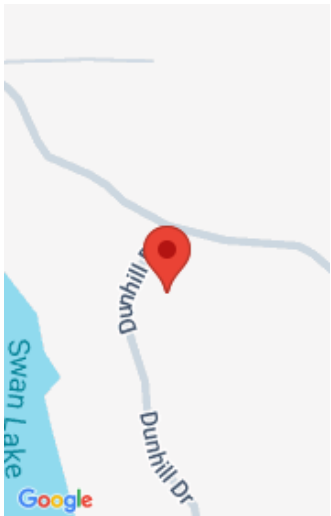


\$399,900

New Build in Canadian Lakes. Custom ranch with zero clearance from garage into your NEW home. Open great room with cathedral ceilings. On demand hot water. Full CL Amenities- boat docking and CL lake access, free golf, hiking and biking trails and MORE-Large level lot bordering private wildlife park area. Immediate occupancy in this new [...]



- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1650 sq ft



Call us now

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

# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.81 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 8

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1650 sq ft

**Year built:** 2025

**Lot Size Acres:** 0.81 acres

**County:** Mecosta

# Building Details

**Building Area Total:** 1650 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Composition

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

**Basement:** Crawl Space

# Amenities & Features

**Laundry Features:** Main Level

**Utilities:** Natural Gas Connected

**Parking Features:** Garage Door Opener

**Garage Spaces:** 2

**Appliances:** Water Softener Owned

**Lot Features:** Corner Lot, Recreational, Wooded

**Patio And Porch Features:** Deck, Porch(es)

**Flooring:** Other, Tile

**Association Amenities:** Baseball Diamond, Campground, Fitness Center, Golf Membership, Indoor Pool, Library, Pool, Trail(s), Boat Launch

**Waterfront Features:** Lake

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Garage Door Opener, Eat-in Kitchen

**Window Features:** Screens, Insulated Windows

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$17,485

**Association Fee:** \$843

**Tax Annual Amount:** \$1,000

**Association Fee Frequency:** Annually

**Tax Year:** 2024

**Association Fee Includes:** Snow Removal

## School Information

**High School District:** Chippewa Hills

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Dunhill

**Listing Terms:** Cash, Conventional

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