

# 7181, RYANS RUN, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



Welcome to Canadian Lakes! This incredible 3-bedroom, 3-bath home with a spacious 2-stall attached garage is a must-see. Sitting on an oversized 1.4-acre lot along the ninth hole of the Royal Golf Course, this property offers stunning golf course views and plenty of wildlife to enjoy from the back sunroom. Inside, the open kitchen is [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2566 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:** 1.44 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 11

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2566 sq ft

**Year built:** 2000

**Lot Size Acres:** 1.44 acres

**County:** Mecosta

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## Building Details

**Building Area Total:** 2016 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Composition

**Construction Materials:** Brick, Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

**Basement:** Crawl Space

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## Amenities & Features

**Laundry Features:** Main Level

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

**Waterfront Features:** Lake

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Central Vacuum, Ceramic Floor, Garage Door Opener, Humidifier, Water Softener/Owned, Wood Floor

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

**Cooling:** Central Air

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

**Parking Features:** Attached

**Garage Spaces:** 2

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

**Lot Features:** Corner Lot, Wooded, Golf Community

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



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## Fees & Taxes

**Tax Assessed Value:** \$155,900 **Association Fee Frequency:** Annually

**Association Fee:** \$870 **Tax Year:** 2024

**Tax Annual Amount:** \$4,094 **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:** 7 Mile Rd & Jefferson Ave

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



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