

# 7490, LEDGEWOOD, FENTON, MI, 48430

<https://tuckerbenner.com>



Welcome to your new home on the highly sought-after Lake Shannon - Livingston County's largest private all-sports lake! This 4-bed, 3.5-bath home offers more than 100 ft of frontage with gentle slope to the water and a deck and covered porch perfectly positioned for lake views. Grab a towel on your way through the walkout [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 1920 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:** 4 baths

**Lot size:** 0.33 sq ft

**Bathrooms Full:** 3

**Rooms Total:** 7

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 1920 sq ft

**Year built:** 1970

**Lot Size Acres:** 0.33 acres

**County:** Livingston

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## Building Details

**Building Area Total:** 1920 sq ft

**Architectural Style:** Colonial

**Heating:** Forced Air

**Roof:** Asphalt

**Construction Materials:** Wood Siding

**Sewer:** Septic Tank

**Stories:** 2

**Basement:** Walk-Out Access

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## Amenities & Features

**Laundry Features:** Main Level **Parking Features:** Garage Faces Side, Garage Door Opener, Attached

**Waterfront Features:** Lake **Garage Spaces:** 2

**WaterSource:** Well **Fireplaces Total:** 2

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$135,022

**Tax Year:** 2025

**Association Fee Includes:** Snow Removal

**Association Fee:** \$63

**Tax Annual Amount:** \$3,701

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## School Information

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**High School District:** Linden

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Ore Knob

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

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