

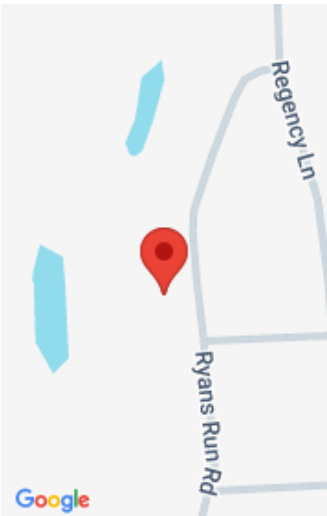
# 7515, RYANS, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



Charming 3-Bedroom, 2-Bath Ranch with Stunning Golf Course Views in Canadian Lakes. Don't miss this rare opportunity to own a well-maintained, one-owner home perfectly situated on the Royal Golf Course in the heart of Canadian Lakes. This delightful 3-bedroom, 2-bathroom ranch offers an open-concept main floor designed to capture natural light and showcase breathtaking views [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1380 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.34 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 8

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1380 sq ft

**Year built:** 2005

**Lot Size Acres:** 0.34 acres

**County:** Mecosta

# Building Details

**Building Area Total:** 1380 sq ft

**Architectural Style:** Ranch

**Stories:** 1

**Basement:** Crawl Space

**Construction Materials:** Vinyl Siding

**Heating:** Forced Air

**Roof:** Composition, Shingle

# Amenities & Features

**Laundry Features:** Laundry Closet, 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, Storage, Tennis Court(s), Trail(s), Boat Launch, Other

**Waterfront Features:** Lake, River

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Garage Door Opener

**Window Features:** Insulated Windows

**Cooling:** Central Air

**Flooring:** Carpet, Laminate, Tile

**Parking Features:** Garage Faces Front, Attached

**Garage Spaces:** 2

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Lot Features:** Level

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

Call us now



## Fees & Taxes

**Tax Assessed Value:** \$60,495  
**Association Fee:** \$870.34  
**Tax Annual Amount:** \$2,656

**Association Fee Frequency:** Annually  
**Tax Year:** 2024  
**Association Fee Includes:** Snow Removal

## School Information

**High School District:** Chippewa Hills

## Miscellaneous

**Road Surface Type:** Paved

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

**CrossStreet:** Meadowbrook Lane

Call us now



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