# 7515, RYANS, CANADIAN LAKES, MI, 49346

https://tuckerbenner.com



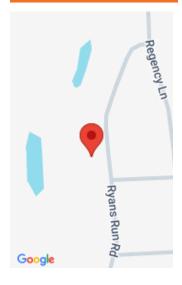






Charming 3-Bedroom, 2-Bath Ranch with Stunning Golf Course Views in Canadian Lakes. Don't miss this rare opportunity to own a well-maintained, one-owner home perfectly situated on the Royal Golf Course in the heart of Canadian Lakes. This delightful 3-bedroom, 2-bathroom ranch offers an open-concept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

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



#### Call us now

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Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

## **Basics**

Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 3 beds

Bathrooms: 2 baths Area: 1380 sq ft

Lot size: 0.34 sq ft Year built: 2005

Bathrooms Full: 2 Lot Size Acres: 0.34 acres

Rooms Total: 8 County: Mecosta

# **Building Details**

Architectural Style: Ranch Heating: Forced Air

**Stories:** 1 **Roof:** Composition, Shingle

Basement: Crawl Space

## **Amenities & Features**

Laundry Features: Laundry Closet, Main Level Flooring: Carpet, Laminate, Tile

**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 Garage Spaces: 2

WaterSource: Well

Appliances: Dishwasher,
Microwave, Range, Refrigerator

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

Window Features: Insulated Windows Patio And Porch Features:

Deck, Porch(es)

Parking Features: Garage

Faces Front, Attached

Cooling: Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$60,495 **Association Fee Frequency:** Annually

**Tax Year: 2024 Association Fee:** \$870.34

Association Fee Includes: Snow Removal Tax Annual Amount: \$2,656

# **School Information**

**High School District:** Chippewa Hills

# **Miscellaneous**

CrossStreet: Meadowbrook Road Surface Type: Paved

Lane

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

Conventional

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