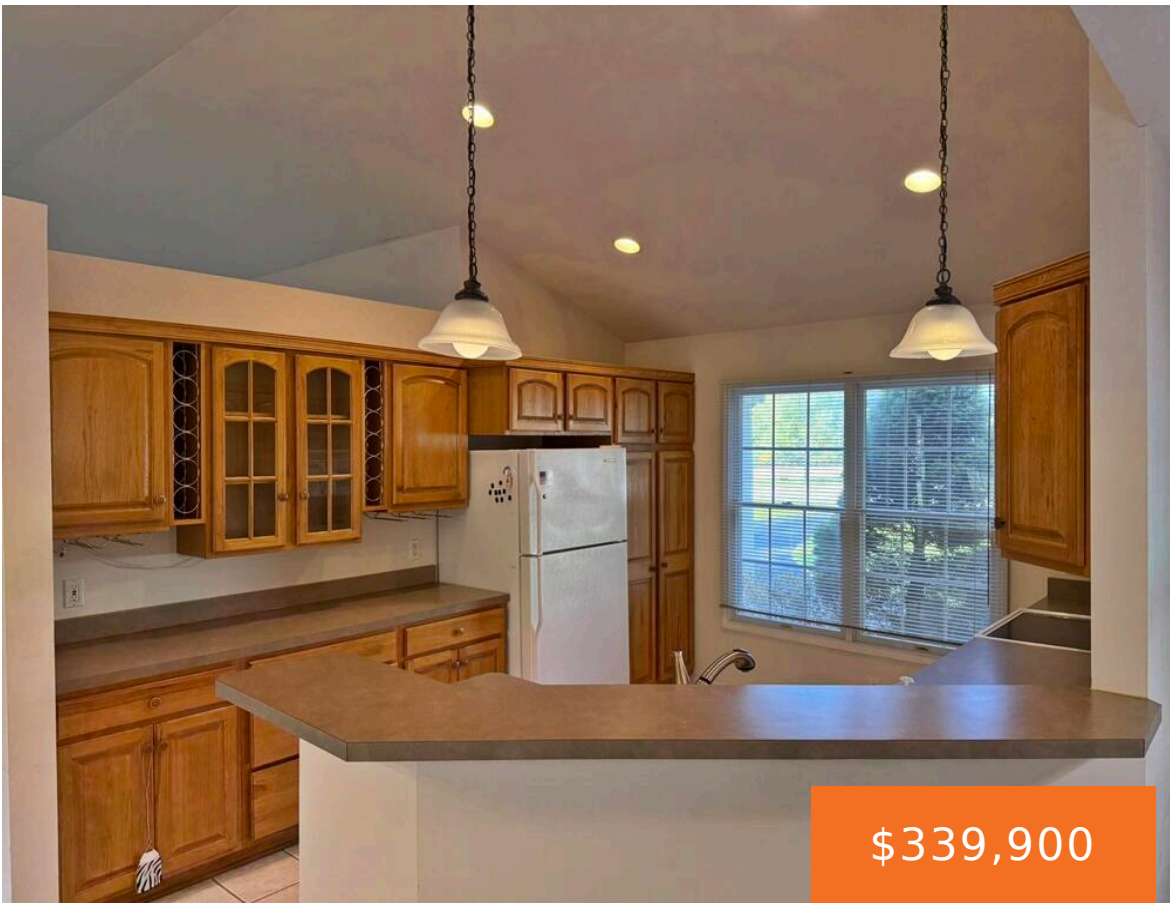


# 7600, RYANS RUN, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



Beautiful 3-bedroom, 2-bath ranch in Canadian Lakes! Built in 1998, this 1,875 sq ft home offers a spacious split open floor plan with abundant natural light and comfortable single-level living. Enjoy a large kitchen with snack bar seating, primary suite with private bath and walk-in closet, and attached 2-stall garage. Situated on an extra lot [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1875 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:** 2 baths

**Lot size:** 0.82 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 10

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1875 sq ft

**Year built:** 1998

**Lot Size Acres:** 0.82 acres

**County:** Mecosta

---

## Building Details

**Building Area Total:** 1875 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Asphalt, Shingle

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

**Basement:** Crawl Space

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## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Main Level, Washer Hookup

**Parking Features:** Garage Faces Rear, Garage Door Opener, Attached

**Fireplace Features:** Living Room

**WaterSource:** Well

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

**Patio And Porch Features:** Covered

**Cooling:** Central Air

**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

**Waterfront Features:** Lake

**Garage Spaces:** 2

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

**Lot Features:** Corner Lot, Level, Recreational, Golf Community

**Fireplaces Total:** 1

---

## Fees & Taxes

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**Tax Assessed Value:** \$88,737

**Association Fee Frequency:** Annually

**Association Fee:** \$1,741.68

**Tax Year:** 2025

**Tax Annual Amount:** \$3,648

**Association Fee Includes:** Snow Removal

---

## School Information

**High School District:** Chippewa Hills

---

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Regency Lane

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

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