

# 7701, RIVER RIDGE, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



**\$289,900**



This is a great opportunity to own a 3-bedroom, 2-bathroom home in Canadian Lakes! With a full wall of windows offering serene views of a small pond and peeks of the Royal Golf Course, you'll be able to enjoy nature right from your living room. The main level features an open floor plan with cathedral [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1540 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:** 0.42 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 9

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1540 sq ft

**Year built:** 1981

**Lot Size Acres:** 0.42 acres

**County:** Mecosta

---

## Building Details

**Building Area Total:** 1540 sq ft

**Architectural Style:** Chalet

**Heating:** Baseboard

**Basement:** Crawl Space

**Construction Materials:** Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 2

---

## Amenities & Features

**Laundry Features:** Laundry Room

**Association Amenities:** Airport Landing Strip, Baseball Diamond, Beach Area, Cable TV, Campground, Clubhouse, Detached Unit, End Unit, Fitness Center, Golf Membership, Indoor Pool, Interior Unit, Laundry, 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

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

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

**Exterior Features:** Scrn Porch, Porch(es)

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

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

**Fireplace Features:** Gas Log, Living Room

**WaterSource:** Well

**Interior Features:** Garage Door Opener, Eat-in Kitchen, Pantry

**Window Features:** Window Treatments

**Fireplaces Total:** 1



### Call us now

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



---

## Fees & Taxes

**Tax Assessed Value:** \$45,175

**Association Fee:** \$837

**Tax Annual Amount:** \$1,170.49

**Association Fee Frequency:** Annually

**Tax Year:** 2023

---

## School Information

**High School District:** Chippewa Hills

---

## Miscellaneous

**Road Surface Type:** Paved

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

**CrossStreet:** Kellys Ct



### Call us now

Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

