

# 772, MARIAS, COLDWATER, MI, 49036

<https://tuckerbenner.com>



Welcome to Shawnee Shoals at Coldwater Lake! This charming 3-bedroom, 2-bath ranch offers the perfect blend of comfort, convenience, and lake life. With association access to the Coldwater Chain of Lakes, you'll enjoy endless opportunities for boating, fishing, and relaxing on the water. Step inside to find a spacious floor plan featuring a large kitchen [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1725 sq ft



## Call us now



Phone: (231)730-8781  
Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)  
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.31 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 8

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1725 sq ft

**Year built:** 2000

**Lot Size Acres:** 0.31 acres

**County:** Branch

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## Building Details

**Building Area Total:** 1725 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Shingle

**Construction Materials:** Vinyl Siding

**Sewer:** Public

**Stories:** 1

**Basement:** Crawl Space

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## Amenities & Features

**Laundry Features:** Laundry Room, Main Level

**Association Amenities:** Beach Area

**Waterfront Features:** Channel, Lake

**Garage Spaces:** 2

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

**Lot Features:** Level

**Patio And Porch Features:** Deck

**Cooling:** Central Air

**Utilities:** Natural Gas Available, Electricity Available, Cable Available

**Parking Features:** Attached

**Fireplace Features:** Living Room, Other

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Garage Door Opener, Eat-in Kitchen, Pantry

**Window Features:** Garden Window, Window Treatments

**Fireplaces Total:** 2

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## Fees & Taxes

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**Tax Assessed Value:** \$75,302

**Association Fee Frequency:** Annually

**Association Fee:** \$75

**Tax Year:** 2025

**Tax Annual Amount:** \$2,005

**Association Fee Includes:** Other

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## School Information

**High School District:** Coldwater

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Kenaston

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

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