

8240, W ROYAL, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



\$875,000



Nestled in the heart of the picturesque Canadian Lakes community, this newly built custom home, completed in 2022, is the epitome of luxury and sophistication. Positioned on two expansive lots, this property offers an unparalleled lakeside experience. Step inside to discover the perfect fusion of style and functionality. The main level features a spacious open [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2750 sq ft



Basics



Call us now

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



Category: Residential

Status: Active

Bathrooms: 3 baths

Lot size: 0.44 sq ft

Bathrooms Full: 3

Rooms Total: 9

Type: Single Family Residence

Bedrooms: 4 beds

Area: 2750 sq ft

Year built: 2022

Lot Size Acres: 0.44 acres

County: Mecosta

Building Details

Building Area Total: 1615 sq ft **Construction Materials:** Stone, Vinyl Siding

Architectural Style: Ranch **Sewer:** Septic System

Heating: Forced Air **Stories:** 1

Basement: Full, Walk Out

Amenities & Features

Laundry Features: Main Level

Association Amenities: Baseball Diamond, Walking Trails, Beach Area, Campground, Club House, Cable TV, Fitness Center, Library, Meeting Room, Playground, Restaurant/Bar, Sauna, Security, Skiing, Storage, Boat Launch, Airport/Runway, Spa/Hot Tub, Indoor Pool, Tennis Court(s), Pool

Waterfront Features: Lake

Garage Spaces: 2

Appliances: Dryer, Washer, Disposal, Dishwasher, Microwave, Oven, Range, Refrigerator

Lot Features: Level

Exterior Features: Patio, Deck(s)

Cooling: Central Air

Utilities: Natural Gas Available, Electricity Available, Cable Available, Natural Gas Connected, High-Speed Internet

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

Fireplace Features: Family, Gas Log, Living

WaterSource: Private Water

Interior Features: Ceiling Fans, Ceramic Floor, Garage Door Opener, Humidifier, Water Softener/Owned, Wood Floor, Kitchen Island, Pantry

Window Features: Storms, Screens, Insulated Windows, Window Treatments

Fireplaces Total: 2



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Fees & Taxes

Tax Assessed Value: \$331,590 **Association Fee Frequency:** Annually

Association Fee: \$1,675.04 **Tax Year:** 2024

Tax Annual Amount: \$14,736

School Information

High School District: Chippewa Hills

Miscellaneous

Road Surface Type: Paved

CrossStreet: Buchanan
Road

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



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