

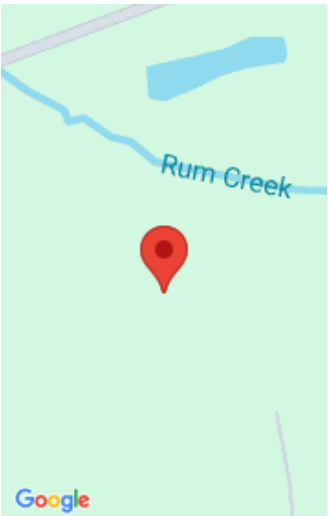
# 8311, RUM CREEK, ROCKFORD, MI, 49341

<https://tuckerbenner.com>



This masterfully reimagined and renovated walkout ranch, set on 12 private acres in the coveted Rockford School District, offers a lifestyle of sophistication and seclusion. Tucked at the end of a cul-de-sac, the estate captures sweeping wooded views from every window, with Rum Creek frontage providing a serene natural setting. A brand-new, state-of-the-art 40×72 outbuilding—with [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 4045 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

# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Lot size:** 12.15 sq ft

**Bathrooms Full:** 3

**Rooms Total:** 12

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 4045 sq ft

**Year built:** 1995

**Lot Size Acres:** 12.15 acres

**County:** Kent

# Building Details

**Building Area Total:** 2195 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Composition

**Construction Materials:** Brick, Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

**Basement:** Walk-Out Access

# Amenities & Features

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**Laundry Features:** In Basement, Laundry Room, Sink

**Flooring:** Carpet, Laminate

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

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

**WaterSource:** Well

**Interior Features:** Ceiling Fan(s), Central Vacuum, Garage Door Opener, Guest Quarters, Hot Tub Spa, Wet Bar, Center Island, Pantry

**Window Features:** Skylight(s), Insulated Windows, Garden Window

**Fireplaces Total:** 1

**Electric:** Generator

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

**Waterfront Features:** Stream/Creek

**Garage Spaces:** 3

**Appliances:** Bar Fridge, Cooktop, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener Owned

**Lot Features:** Wooded, Rolling Hills, Ravine, Adj to Public Land

**Patio And Porch Features:** Deck, Patio

**Cooling:** Central Air

## Fees & Taxes

**Tax Assessed Value:** \$446,872

**Association Fee Frequency:** Annually

**Association Fee:** \$800

**Tax Year:** 2025

**Tax Annual Amount:** \$11,641

**Association Fee Includes:** Other, Trash, Snow Removal

## School Information

**High School District:** Rockford

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Kies

**Listing Terms:** Cash, VA Loan, Conventional

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