

# 8360, ARLENE, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



\$335,000



Have you been searching for the perfect home in the sought after Canadian Lakes association? This gorgeous home, tucked away at the end of a dead end drive provides convenient access to the many amenities that the association is known for, while being tucked away nearly completely hidden from view of any neighbor. A private [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1742 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:** 0.18 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 8

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Area:** 1742 sq ft

**Year built:** 1999

**Lot Size Acres:** 0.18 acres

**County:** Mecosta

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## Building Details

**Building Area Total:** 1304 sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air, Natural Gas

**Basement:** Full

**Construction Materials:** Log

**Sewer:** Septic System

**Stories:** 2

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## Amenities & Features

**Laundry Features:** In Basement

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

**Waterfront Features:** All Sports, Deeded Access, Shared Frontage, Stream

**Garage Spaces:** 2

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

**Lot Features:** Wooded, Rolling Hills, Golf Community, Cul-De-Sac

**Exterior Features:** Patio, Deck(s)

**Cooling:** Central Air

**Utilities:** Natural Gas Available, Electric Available, Natural Gas Connected

**Parking Features:** Attached, Paved

**Fireplace Features:** Gas Log, Family

**WaterSource:** Well

**Interior Features:** Garage Door Opener, Security System, Wood Floor, Eat-in Kitchen

**Window Features:** Insulated Windows

**Fireplaces Total:** 1



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## Fees & Taxes

**Tax Assessed Value:** \$118,450

**Association Fee:** \$545

**Tax Annual Amount:** \$5,286

**Association Fee Frequency:** Annually

**Tax Year:** 2023

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## School Information

**High School District:** Chippewa Hills

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## Miscellaneous

**CrossStreet:** Royal Rd **Listing Terms:** Cash, FHA, VA Loan, Other, Rural Development, Conventional



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