

9444, SUNSET, CANADIAN LAKES, MI, 49346

https://tuckerbenner.com



\$315,000



Welcome to 9444 Sunset Court, a meticulously maintained gem nestled in the serene Royal South area of Canadian Lakes. Surrounded by picturesque streams, tranquil lakes, and scenic golf courses, this residence offers an idyllic retreat in a beautiful setting. Step inside to discover a thoughtfully designed floor plan that maximizes comfort and convenience. The main [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1855 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:** 0.52 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 9

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1855 sq ft

**Year built:** 1986

**Lot Size Acres:** 0.52 acres

**County:** Mecosta

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## Building Details

**Building Area Total:** 1855 sq ft

**Architectural Style:** Traditional

**Heating:** Forced Air

**Basement:** Crawl Space

**Construction Materials:** Vinyl Siding

**Sewer:** Septic System

**Stories:** 2

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## Amenities & Features



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**Laundry Features:** Laundry Closet, Main Level

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

**Association Amenities:** Baseball Diamond, Laundry, Walking Trails, Pets Allowed, 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

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

**Waterfront Features:** Lake

**Fireplace Features:** Gas Log, Living

**Garage Spaces:** 2

**WaterSource:** Well

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

**Interior Features:** Ceiling Fans, Ceramic Floor, Garage Door Opener, Eat-in Kitchen

**Lot Features:** Corner Lot, Level, Wooded, Cul-De-Sac

**Window Features:** Skylight(s), Screens, Insulated Windows, Window Treatments

**Exterior Features:** Deck(s)

**Fireplaces Total:** 1

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$71,696

**Association Fee Frequency:** Annually

**Association Fee:** \$837

**Tax Year:** 2024

**Tax Annual Amount:** \$1,883

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

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## School Information

**High School District:** Chippewa Hills

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## Miscellaneous



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**Road Surface Type:** Paved

**CrossStreet:** Main street

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



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