

# 9600, ABERDEEN, CANADIAN LAKES, MI, 49346

<https://tuckerbenner.com>



Located on the 18th hole of the prestigious St. Ives Golf Course in Canadian Lakes, this stunning custom home offers an unparalleled blend of elegance, comfort, and convenience. The striking stone and stucco exterior, paired with professional landscaping, creates remarkable curb appeal. Designed for easy main-floor living, the home features a spacious layout with tiled [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2432 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:** 3 baths

**Lot size:** 1.03 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 10

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2432 sq ft

**Year built:** 1998

**Lot Size Acres:** 1.03 acres

**County:** Mecosta

---

## Building Details

**Building Area Total:** 2432 sq ft **Construction Materials:** Stone, Stucco, Vinyl Siding

**Architectural Style:** Traditional **Sewer:** Septic Tank

**Heating:** Forced Air **Stories:** 2

**Basement:** Full, Walk-Out Access

---

## Amenities & Features



### Call us now

Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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

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

**Association Amenities:** Airport Landing Strip, Baseball Diamond, Beach Area, Cable TV, Campground, Clubhouse, Fitness Center, Golf Membership, Indoor Pool, Library, Meeting Room, Pets Allowed, Playground, Pool, Restaurant/Bar, Sauna, Security, Skiing, Spa/Hot Tub, Storage, Tennis Court(s), Trail(s), Boat Launch, Other

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

**Waterfront Features:** Lake

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

**Garage Spaces:** 2

**WaterSource:** Well

**Appliances:** Washer, Refrigerator, Range, Oven, Microwave, Dryer, Disposal, Dishwasher, Bar Fridge

**Interior Features:** Ceiling Fan(s), Ceramic Floor, Garage Door Opener, Iron Water Filter, Satellite System, Water Softener/Owned, Whirlpool Tub, Wood Floor, Kitchen Island, Eat-in Kitchen, Pantry

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

**Window Features:** Screens, Insulated Windows, Bay/Bow, Window Treatments

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

**Fireplaces Total:** 2

**Cooling:** Central Air

---

## Fees & Taxes

**Tax Assessed Value:** \$217,302 **Association Fee Frequency:** Annually

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

**Tax Annual Amount:** \$5,434 **Association Fee Includes:** Other, Snow Removal

---

## School Information

**High School District:** Chippewa Hills

---

## Miscellaneous



### Call us now

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



**Road Surface Type:** Paved

**CrossStreet:** Stonebridge

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



**Call us now**

Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

