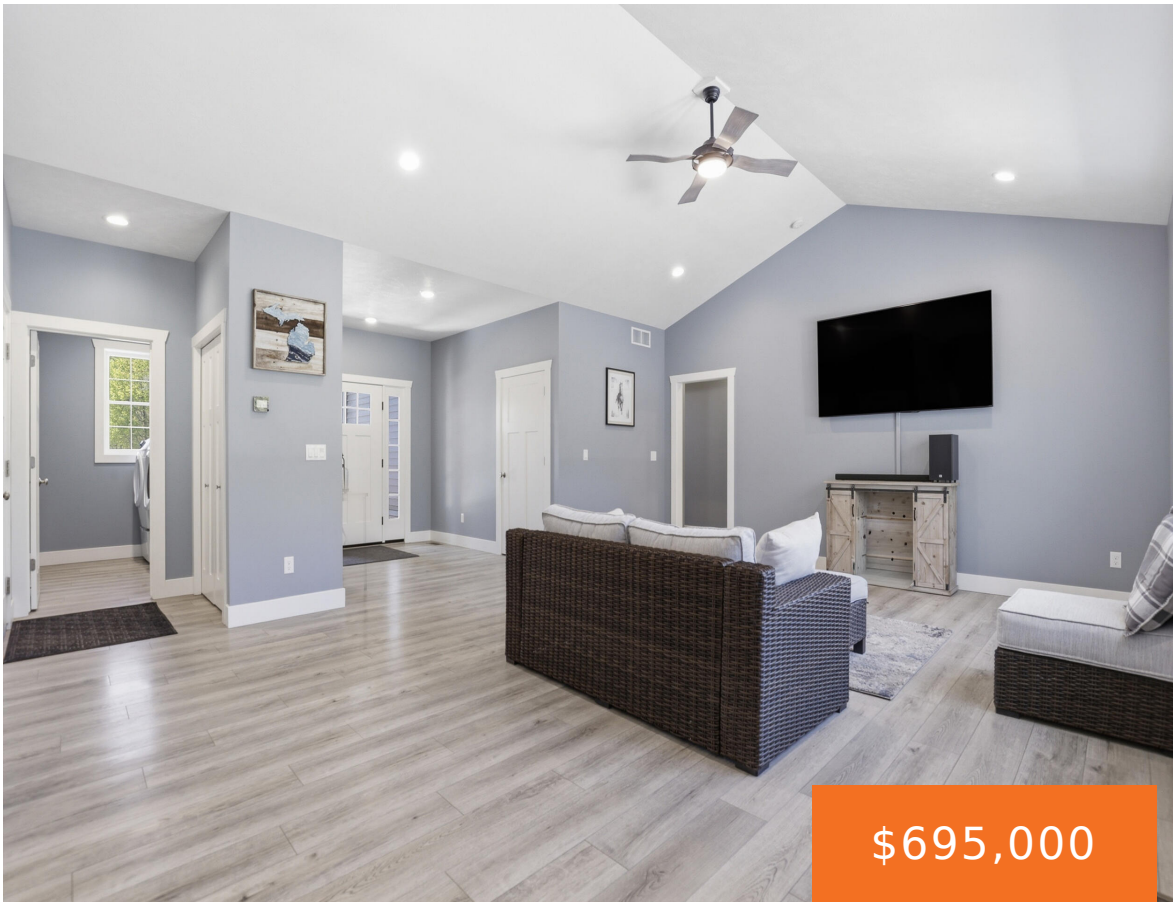
# 9654, ABERDEEN, CANADIAN LAKES, MI, 49346

https://tuckerbenner.com










Seated on a cul-de-sac overlooking St. Ives Golf Club, this exceptional 4-bedroom, 3-bath home offers modern living with golf course views and tasteful furnishings throughout. The open-concept main level featuring a spacious kitchen appointed with custom cabinets, quartz countertops, and a comfortable four-seasons room positioned to overlook the course off the kitchen. Primary suite is [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3200 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: 1.76** sq ft

**Subdivision Name:** Evergreen

**Lot Size Acres: 1.76** acres

**County:** Mecosta

**Type:** Single Family Residence

**Bedrooms: 4** beds

**Area: 3200** sq ft

**Year built:** 2019

**Bathrooms Full:** 3

**Rooms Total:** 12

## Building Details

**Building Area Total: 1600** sq ft

**Architectural Style:** Ranch

**Heating:** Forced Air

**Roof:** Asphalt, Shingle

**Construction Materials:** Stone, Vinyl Siding

**Sewer:** Septic Tank

**Stories:** 1

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

## Amenities & Features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**Laundry Features:** Electric Dryer Hookup, Laundry Room, Main Level, Sink, Washer Hookup

**Electric:** Generator

**Flooring:** Carpet, Laminate

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

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

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

**Waterfront Features:** Lake, Pond, River, Stream/Creek, Other

**Garage Spaces:** 3

**WaterSource:** Private Water

**Appliances:** Bar Fridge, Built-In Gas Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Water Softener Owned

**Interior Features:** Ceiling Fan(s), Broadband, Garage Door Opener, Center Island, Eat-in Kitchen, Pantry

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

**Window Features:** Low-Emissivity Windows, Insulated Windows, Window Treatments

**Patio And Porch Features:** 3 Season Room, Deck, Patio

**Cooling:** Central Air

## Fees & Taxes

**Tax Assessed Value:** $142,775

**Association Fee Frequency:** Annually

**Association Fee:** $898

**Tax Year:** 2025

**Tax Annual Amount:** $3,691

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

## School Information

**High School District:** Chippewa Hills

**HighSchool:** Chippewa Hills High School

**Middle Or Junior School:** Chippewa Hills Intermediate School

**Elementary School:** Mecosta Elementary School


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## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Cash, Conventional

**CrossStreet:** Marywood x Stonebridge


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