

# 3, OLD CHANNEL TRAIL, MONTAGUE, MI, 49437

https://tuckerbenner.com



White Lake frontage lot in City of Montague. House plans available and engineering study available. Property is in the conservation district. Seller will front lots for speck house. Dock is available in Harbor hill docks and frontage could have dock. Nature walkway. Very unique building site at a very attractive price.

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.98 sq ft

**County:** Muskegon

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.98 acres

### Call us now



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Sewer:** Public Sewer

**Current Use:** Residential

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## Amenities & Features

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

**WaterSource:** Public

**Waterfront Features:** Lake

**Lot Features:** Buildable, Recreational, Wetland Area, Wooded

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## Fees & Taxes

**Tax Assessed Value:** \$215,800

**Tax Year:** 2024

**Tax Annual Amount:** \$4,267

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## School Information

**High School District:** Montague

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Bowen Old Channel Trail

**Listing Terms:** Cash, Conventional

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