

# LOT 1 PONCHARTRAIN, NEW BUFFALO, MI, 49117

<https://tuckerbenner.com>



\$399,000

Escape the ordinary and build your dream home or take advantage of the owner's plans, a truly unique offering in today's marketplace! Take advantage of the panoramic views of LAKE MICHIGAN and very close to Stop 42 and its beautiful sandy beach. No need to worry about permits as the owner took that into account [...]

- 0 baths
- Lot
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 0.31 sq ft

**County:** Berrien

**Type:** Lot

**Bathrooms:** 0 baths

**Lot Size Acres:** 0.31 acres

### Call us now



Phone: (231)730-8781  
Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)  
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Sewer:** Septic Tank

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## Amenities & Features

**Utilities:** Natural Gas Available, Electricity Available, None

**WaterSource:** Public

**Waterfront Features:** Lake

**Lot Features:** Ravine, Rolling Hills, Buildable, Wooded

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## Fees & Taxes

**Tax Assessed Value:** \$41,123

**Tax Year:** 2024

**Tax Annual Amount:** \$1,850

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## School Information

**High School District:** New Buffalo

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Avalon Trail & East Court Dr

**Listing Terms:** Cash, Conventional

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