

2407 CANOE CIRCLE DRIVE,  
LAKE ORION, MI 48360

OFFERED AT  
**\$475,000**

*Attention to Detail!*



You'll fall in love from the curb!

Tucked on a spacious lot in the newer phase of Keatington, one of Orion's most beloved communities, this immaculate colonial has been meticulously maintained by the owners!



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# Property Features

## FEATURES

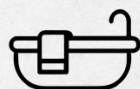
- Quiet cul-de-sac setting in popular sub
- Access to private 250-acre all-sports Lake Voorheis
- Private Joslyn Ct beach with picnic areas
- Traditional 4-bedroom layout with generous closets and spacious full baths
- Granite kitchen with island, modern lighting, eat-in nook, and ample cabinetry
- New luxury plank flooring in kitchen, dining nook, and entryway
- Primary with private bath featuring jacuzzi tub, separate shower, and walk-in closet
- Finished basement with rec room, bar, laundry & good storage
- Oversized two-car garage and generous driveway
- Expansive deck spans nearly the entire width of the home
- Over 7 miles of paved community trails
- Lake Orion schools with Webber Elementary, Waldon Middle, and Lake Orion High School.

## RECENT UPDATES

- New furnace and AC in 2024
- New luxury vinyl plank flooring in 2024
- New Wallside windows in 2021
- Tear-off roof in 2014
- New water heater in 2013
- Maintenance-free exterior trim in 2010
- 220 Volt outlet in garage for level 2 electric vehicle charging



4 BDRM



2.5 BATH



2,220 SQFT