



MLS 6674955 Residential

\$385,000

1,680 sq ft
3 bedrooms
3 baths

15536 & 15634 318th Street
Menahga MN 56464

Status: Active

Description:

Come and discover the potential of this peaceful, off-the-beaten-path, three-bedroom, three-bath home, built in 2014, with a detached 40x30 unfinished garage constructed in 2024. The garage features three 7x9 doors and a walk-in door, exposing you to the interior 10-foot sidewalls that can accommodate your future design plans. On the same property but far enough away for privacy, a separate address for the "AS-IS" bonus cozy two-bedroom, one-bath mobile home on a block foundation that has been rented out for years up until listing the property for sale, with a separate sand point well, holding tank and drain field, detached two-stall garage, and other outbuildings. Both dwellings are situated on 30 acres, featuring a harmonious blend of pasture, woods, and lowland areas. There are wild blueberries, raspberries, & asparagus to forage from for your enjoyment. Down the road, the Cat River has been known to have trout running through it. Throughout the 30 acres, you will find three tree-mounted deer stands, two used for bow hunting and one for rifle. The primary home features main floor living areas, including the kitchen, laundry, and bedrooms. The main floor primary bedroom features a spacious en-suite bathroom, which includes his and her closets, as well as a spa-like jetted jacuzzi and steam shower. Water pressure is never an issue with the variable-speed well pump, which provides consistent water pressure regardless of the demand on fixtures. In the living room, you'll find a free-standing pellet fireplace, providing backup heating, security, and warmth on cool nights, fueled by your choice of corn, wood pellets, or cherry pits. Downstairs, easily accessible from the living room and front entry, you will find an entertaining family/media area with rough-in plumbing for a wet bar and a second fridge/freezer that stays. The third bathroom is three-quarters in size and is conveniently next to the basement family/media room. Add the finishing touches to your basement to suit your needs. In summary, bring your purpose and ability to make this your heartfelt home and create the future that could be yours, off-the-beaten-path.

Additional Details:

Year Built	2014
Lot Acres	30
Lot Dimensions	990x1320
Garage Stalls	3
School District	820
Taxes	\$2,748
Taxes with Assessments	\$2,748



Listed By: 2024
eXp Realty

Additional Features:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, The Broker Reciprocity (RM) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Driving Directions:

From Hwys. 71/34 in Park Rapids, S on 71 for 16.9 miles, then turn left on Co Rd 13 for 3.4 miles. Take a right on 159th Ave for 1.2 miles and a right onto 318th Street. Properties 15634 and 15536 are on the right. Pull into address 15536 for main house access. least gravel route



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470