



MLS 6426652 Residential

**\$312,799**

1,838 sq ft  
3 bedrooms  
2 baths

31332 Cherokee Trail  
Breezy Point MN 56472

Status: Hold

**Description:**

Discover easy country living in the Heart of the Beautiful Brainerd Lakes Area in Breezy Point! Home offers split foyer entry. Vaulted main floor living room with trapezoid windows to bring in natural lighting. Open dining room area with patio doors to a secluded back yard deck. Kitchen features select stainless steel appliances and breakfast bar. Primary bedroom and 2nd bedroom with walk-in closets and a full bathroom with tile floors complete the main level. Fully finished walkout lower level provides a spacious family room with daylight windows, a recreational area and patio doors leading to the side yard patio, guest bedroom with walk-in closet, full bathroom with newer vanity and tile floors plus a laundry. Additional home and property features include maintenance free siding with brick accent walls, 3 car attached garage, concrete driveway, landscaped and wooded grounds on 1.04 acres close to dining, shopping, trails, lakes and premier golf courses.

**Additional Details:**

|                        |             |
|------------------------|-------------|
| Year Built             | 2001        |
| Lot Acres              | 1.04        |
| Lot Dimensions         | 317x266x429 |
| Garage Stalls          | 3           |
| School District        | 186         |
| Taxes                  | \$1,981     |
| Taxes with Assessments | \$2,006     |
| Tax Year               | 2023        |

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air

**Driving Directions:**

From the gates of Breezy Point, go West on CR 11 to Right on Ranchette Dr to Left on the second entrance to Cherokee Trail to home and Fr#31332 on Left.



Listed By:  
Kurilla Real Estate LTD

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**Call Affinity Real Estate**

**218-237-3333**

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



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