



MLS 6454560 Residential

\$379,000

1,512 sq ft
2 bedrooms
2 baths

35701 Angle Lane
Park Rapids MN 56470

Status: Closed

Description:

Up-north year-round getaway with over 10 acres of picturesque land and completely renovated home in 2021 on a quiet cul-de-sac across the street from highly desirable Boot Lake and close to Itasca State Park. Tastefully done, this home boasts of comfort and relaxation with many amenities to include 2 bedrooms, with one being a private primary bedroom with full bath and walk in closet, an office, additional bath with laundry facilities, open concept living and dining area with 18-foot ceilings, the loft overlooks the main living space and has large windows to take in all the seasons. Additional features include an oversized and insulated attached garage, new energy efficient forced air furnace and central AC, and a walkout to the 10 x 28 front deck and a storage shed for your outdoor necessities. There is also a wonderful unique opportunity in the same cul-de-sac to purchase a beautiful year-round lake home on Boot Lake (MLS 6454867). What a perfect family retreat this would be!!

Additional Details:

Year Built	2021
Lot Acres	10.8
Lot Dimensions	720x730x630x900
Garage Stalls	2
School District	309
Taxes	\$626
Taxes with Assessments	\$688
Tax Year	2023

Additional Features:

Fuel: Electric, Propane **Heat:** Forced Air, Fireplace(s)

Driving Directions:

From 34/71 in Park Rapids go North on 71 approx 14 miles to a left on County 42 (Boot Lake Drive), continue 6 miles and take a left onto East Boot Lake Road continue to Spruce Grove and turn right and then a left to #35701



Listed By:
Affinity Real Estate Inc.

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



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$379,000
MLS 6454560 Residential
35701 Angle Lane
Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$379,000
 MLS 6454560 Residential
 35701 Angle Lane
 Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$379,000
MLS 6454560 Residential
35701 Angle Lane
Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$379,000
MLS 6454560 Residential
35701 Angle Lane
Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$379,000
 MLS 6454560 Residential
 35701 Angle Lane
 Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$379,000
MLS 6454560 Residential
35701 Angle Lane
Park Rapids MN 56470