



MLS 6560025 Lake Home

\$599,900

2,136 sq ft
2 bedrooms
2 baths

26225 Ivan Trail
Park Rapids MN 56470

Waterfront: Upper Bottle

Status: Active

Description:

Welcome to Upper Bottle on the Mantrap Chain of Lakes. Upon arrival, you are led to a private setting with westerly lake views, a trove of Norway pines and a custom-built cabin that will not disappoint. The construction is exceptional! Inside you will immediately be drawn to the detail and the warmth of the build. The exposed woodwork in the ceiling was meticulously crafted in true art form. Enjoy 2,100+ finished sq ft with 2 bedrooms, 2 baths, commercial grade kitchen, Marvin windows, white oak flooring, in-floor heat (both levels), spray foam insulation, Certainteed Presidential shingles, in-ground propane tank, fiber optic internet and so much more! Also includes a 26 x 36 foundation on a full walkout basement. The floor trusses have been sheeted and the floor is cemented. It would make an incredible lakeside patio or deck. The easy access below is a major plus and large enough to fit a 16ft Pro-V fishing boat. Sits on 211ft of frontage with no neighbors in sight.

Additional Details:

Year Built	2006
Lot Acres	1.63
Lot Dimensions	211 x 382 x 157 x 523
Garage Stalls	2
School District	309
Taxes	\$4,060
Taxes with Assessments	\$4,270
Tax Year	2024

Additional Features:

Basement: Slab **Fuel:** Propane **Garage:** 2 **Heat:** Radiant Floor **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private, Well **Air Conditioning:** None

Driving Directions:

From Dorset: Go North on CR 7 to a left on Ivan Trail. When road 'Y's go straight. This is the driveway.



Listed By:
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26 x 36
BLOCK FOUNDATION
WITH FULL
BASEMENT



VIEW FROM FOUNDATION



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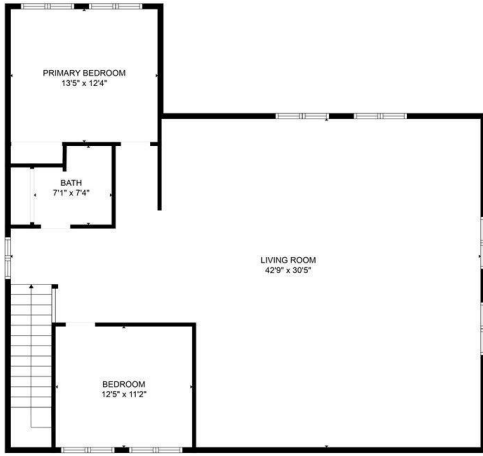
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 1

FLOOR 2

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