



MLS 6571929 Lake Home

**\$759,000**

2,236 sq ft  
2 bedrooms  
3 baths

44753 Nitche Lake Road  
Perham MN 56573

Waterfront: Big Pine

Status: Pending

#### Description:

Welcome to the perfect level sand beach you've always dreamed of. This unique property on Big Pine Lake features a pristine 102' sandy shoreline, offering ideal swimming. As you step inside, you'll be captivated by the stunning pine tongue-and-groove vaulted great room, complete with a cozy gas fireplace and expansive lakeside windows that provide breathtaking views from every room in the house. This meticulously maintained, one-owner home boasts a spacious primary suite with jetted tub & a walk-in closet. The inviting sunroom opens to a lakeside patio, overlooking a lush, level lawn, mature trees and impressive landscaping that leads to an unparalleled sandy beach. The loft offers a second bedroom, a 3/4 bath, and an open lofted area perfect for relaxation or extra guests. The property also includes an outbuilding that serves as a storage shed/workshop and a bunkhouse equipped with a bathroom ready for hookup. Don't miss out on this rare opportunity; level lots like this one on this beach are highly sought after and go quickly!

#### Additional Details:

Year Built	2000
Lot Acres	0.76
Lot Dimensions	102x313x90
Garage Stalls	2
School District	549
Taxes	\$5,534
Taxes with Assessments	\$5,534
Tax Year	2024

#### Additional Features:

**Basement:** Crawl Space **Fuel:** Electric, Natural Gas **Garage:** 2 **Heat:** Dual, Forced Air **Sewer:** Tank with Drainage Field **Water:** Drilled **Air Conditioning:** Central Air

#### Driving Directions:

From Perham N on Co Hwy 8, right on Nitche Lake Rd, property on the right.



Listed By:  
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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**

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