



MLS 6581102 Lake Home

**\$625,000**

1,679 sq ft  
3 bedrooms  
2 baths

37707 County Highway 36  
Frazee MN 56544

Waterfront: Long

Status: Active

#### Description:

Look no further! Exceptional Otter Tail County retreat in this one level home on beautiful sought after Long Lake in Vergas! 1,200+ Acre Lake! .79 acre lot! Descend down the drive to the home residing on a flat & level lot, 89 feet of shoreline. West facing orientation to the water for a lifetime of sunsets! Ideal open concept kitchen, living and dining rooms create common areas for family and friends. Locate the pantry closet with built ins. Gatherings will spill out to the sizable 4 season porch to enjoy the view and lake breeze. Picture quiet mornings with our coffee on your lakefront deck which leads to this amazing flat lot to the lake. Owners' suite with bedroom, spacious walk-in closet with built in's and  $\frac{3}{4}$  tiled bath. There are 2 additional bedrooms, a flex room (was owners carving workshop).  $\frac{3}{4}$  bath, office, laundry combo mudroom. This home lives larger than it appears! 2 Car attached garage PLUS additional detached 1 car with 2nd level, divided into two spaces each measuring 23'4"x8'1". Plenty of storage for your lake toys & boating accessories. Endless possibilities for that 2nd level for a workshop/studio or guest quarters. Long time owners have created amazing perennial beds, loads of hostas and beautiful creative landscaping. Long Lake is a great fishing lake, fantastic for paddle boards, kayaks and pontoons. Boat to the other end of the lake and tie up to city docks with short walk to Vergas. Location is ideal with easy access to Vergas, Perham, Frazee & Detroit Lakes. Rip Rap Shoreline (2022), Heat Pump, Andersen windows. Did you know Otter Tail County has the most lakes of any county in the US? This property is ready for a quick closing and new owners who will have a full first summer of lake living!

#### Additional Details:

Year Built	2003
Lot Acres	0.79
Lot Dimensions	93x369x89x392
Garage Stalls	3
School District	549
Taxes	\$3,670
Taxes with Assessments	\$3,670
Tax Year	2025

#### Additional Features:

**Basement:** Crawl Space **Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air, Heat Pump **Sewer:** Septic System Compliant - No **Water:** Private, Well

Central Air  
Listed By:  
Coldwell Banker Realty

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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





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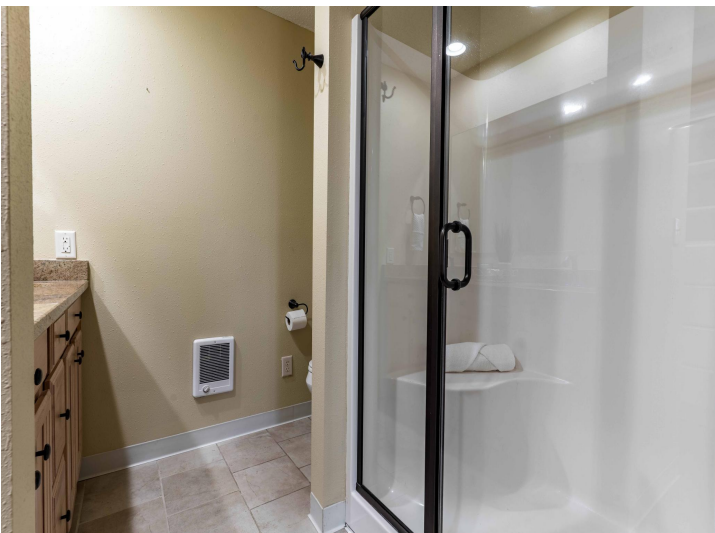


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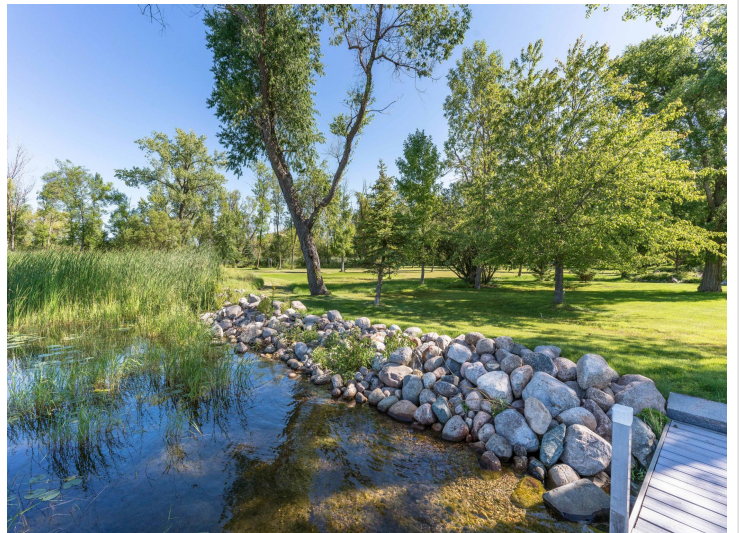
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**Affinity**  
REAL ESTATE INC

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