



MLS 6615621 Residential

**\$440,000**

2,480 sq ft  
4 bedrooms  
3 baths

8197 Shady Trail  
Breezy Point MN 56472

Status: Active

**Description:**

Located in the heart of Breezy Point, this beautiful 4-bedroom, 3-bath home provides a perfect balance of comfort and outdoor living opportunities. Set on over half an acre for added privacy, the home features an open main level with vaulted ceilings, new flooring throughout the main level, a private master suite, and a second bedroom with a full bath. The lower level includes a spacious family room with a dry bar, two additional bedrooms, a full bath, laundry, and ample storage. The oversized garage is complete with a finished, heated 10x26 bonus space, perfect for relaxation or hobbies. This home offers easy access to golf courses, lakes, and year-round outdoor recreation, making it an ideal retreat.

**Additional Details:**

Year Built	2005
Lot Acres	0.65
Lot Dimensions	90x200x175x210
Garage Stalls	2
School District	186
Taxes	\$2,368
Taxes with Assessments	\$2,368
Tax Year	2023

**Additional Features:**

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

**Driving Directions:**

From Baxter/Brainerd area, take MN-371 north, to east (right) on Co Rd 11, north (left) on Ranchette Drive, east (right) on Ski Chalet Drive, north (left) on Rainier Drive, right on Shady Trail, to home on right.



Listed By:  
Coldwell Banker Realty

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**Call Affinity Real Estate**

**218-237-3333**

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