



MLS 6632369 Residential

**\$599,900**

3,709 sq ft  
5 bedrooms  
4 baths

2224 40th Avenue  
Pine River MN 56474

Status: Pending

**Description:**

Welcome to this stunning cabin-style home, nestled on over 12 acres just minutes from Pine River. With over 3,700sqft of living space, this expansive home features 5 bedrooms and 4 bathrooms. This acreage property offers the perfect blend of country/homestead living while also providing modern comfort through a well-built home.

The main level is outfitted with 9 ft side walls, luxurious in-floor heating, four season room with skylights, laundry/mudroom, living room, kitchen, and an attached 2 stall garage which is insulated and plumbed for in floor heat. While the upper level boasts vaulted ceilings from the stunning living room with in floor heating, to the oversized master suite featuring a private balcony and full bathroom with jetted tub. An added feature in one of the bedrooms are the available laundry hook ups.

Stepping outside you will find porches, decks, and patios which offer ample opportunity to enjoy the outdoors through all seasons, with the rear patio having hot tub hookups available. The property has one 34x48 pole building with poured floors, heated workshop, and a 12x48 lean too. In addition, there is a second 24x40 pole building, which is perfect for storage, or could easily be used for housing animals.

Surrounded by nature yet equipped with modern conveniences, this property is a rare find for anyone seeking the ultimate country retreat. Property owners are willing to sell furnished. Schedule your tour today!

**Additional Details:**

Year Built	1999
Lot Acres	12.11
Lot Dimensions	396x1316x396x1316
Garage Stalls	7
School District	2174
Taxes	\$1,768
Taxes with Assessments	\$1,834
Tax Year	2024

**Additional Features:**

**Basement:** Slab **Fuel:** Electric, Propane **Garage:** 7 **Heat:** Boiler, Dual, Fireplace(s), Hot Water, Radiant Floor, Radiant **Sewer:** Mound Septic, Septic System Compliant - Yes **Water:** Drilled **Air Conditioning:** None



Listed By:  
Real Broker, LLC

County Road 2 west for 4.1 miles to right on 40th Avenue 0.5 miles to the home .4 miles on the right.



**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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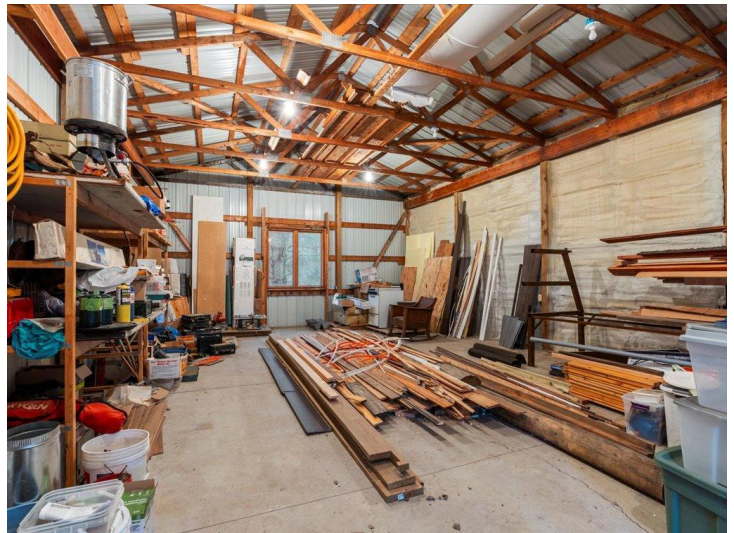


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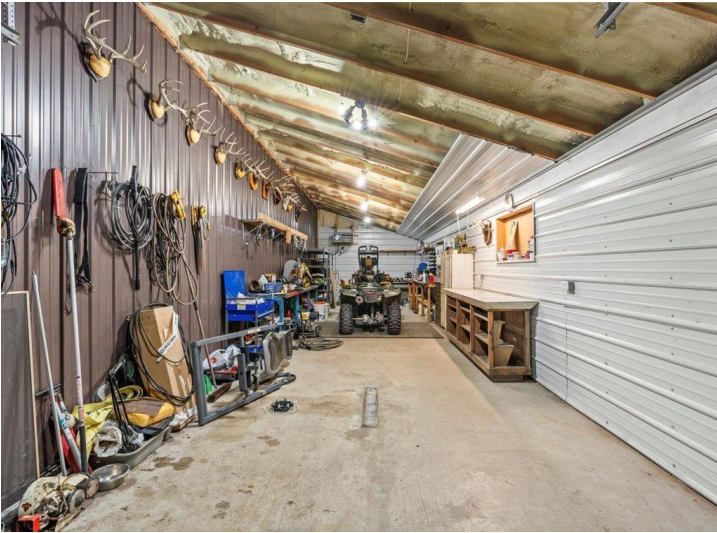


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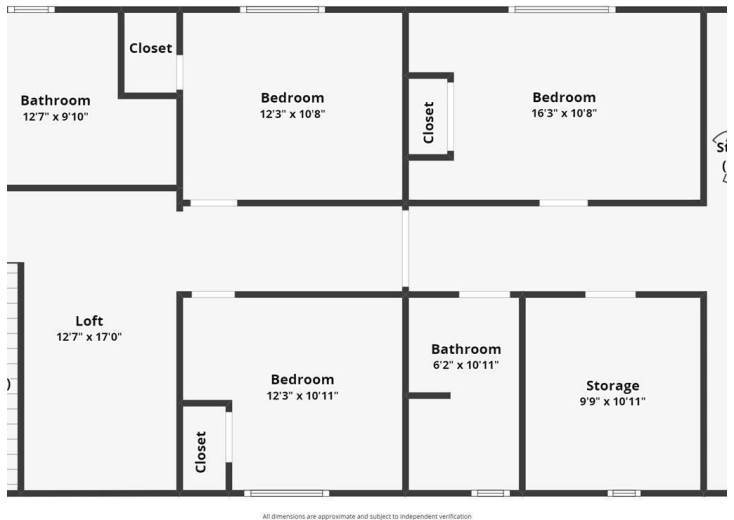
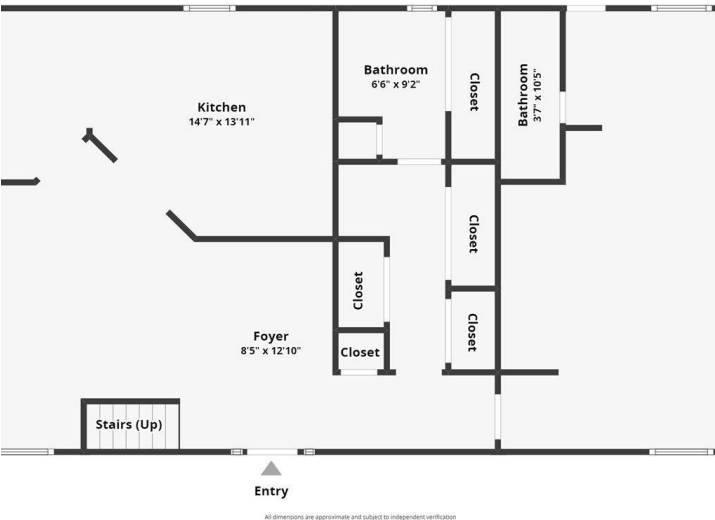


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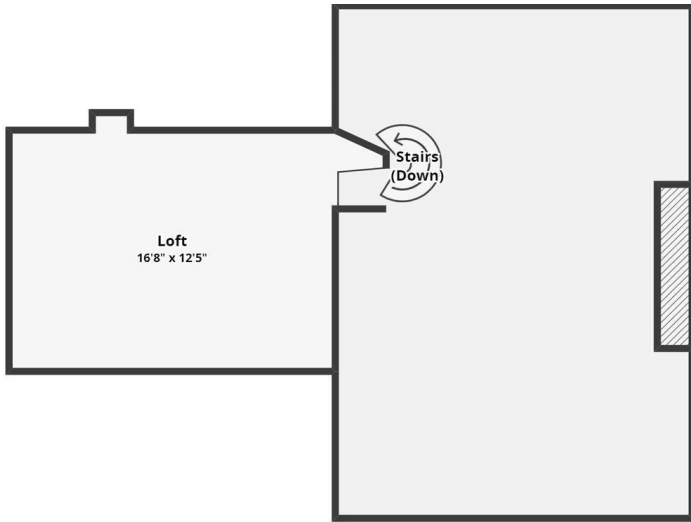


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