



MLS 6655595 Lake Home

**\$699,000**

1,456 sq ft  
3 bedrooms  
2 baths

16065 Little Cormorant Road  
Audubon MN 56511

Waterfront: Little Cormorant

Status: Pending

#### Description:

First opportunity to buy this property in over 40 years! Amazing shoreline on the peninsula shaped property offers level sandy swimming! Main cabin holds 3 bedrooms with 2 baths, updated kitchen and great views of the lake. Detached garage features an upper level with its own inviting atmosphere. Featuring 4 bedrooms with titles that introduce the individual wood showcased within them. A bunk house with front-seat views of the lake enhances the overall charm of this setting. The county says it has 150ft on Little Cormorant Lake, but the plat map makes that measurement questionable. All of this is located on .8+/- of an acre of land. Get ready to enjoy and be on lake time!!

#### Additional Details:

Year Built	1970
Lot Acres	0.84
Lot Dimensions	150 x
Garage Stalls	1
School District	2889
Taxes	\$3,956
Taxes with Assessments	\$3,956
Tax Year	2024

#### Additional Features:

**Fuel:** Electric, Propane **Heat:** Baseboard, Forced Air

#### Driving Directions:

From Hwy 10 head S onto County 11 from Audubon. Turn West at the corner of 6 & 11. Turn onto Black Hawk Rd. Then take a rt onto W. Little Corm Rd to sign.



Listed By:  
Counselor Realty Detroit Lakes

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Call Affinity Real Estate

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