



MLS 6677312 Residential

\$325,000

1,830 sq ft
4 bedrooms
2 baths

9208 Rabbit Drive
Breezy Point MN 56472

Status: Pending

Description:

Welcome to your dream home! This beautifully maintained 4-bedroom, 2-level bi-level residence is perfectly situated just moments away from picturesque Pelican Lake, offering both tranquility and adventure right at your doorstep. As you enter, you'll be greeted by a bright and airy living space, featuring large windows that flood the home with natural light. The well-appointed kitchen boasts modern appliances, ample counter space, and a cozy breakfast nook, ideal for morning coffee while enjoying views of the lush surroundings.

Retreat to the generously sized primary suite, the three additional bedrooms provide plenty of space for family, guests, or a home office. Each room is designed with comfort in mind, featuring ample closet space and large windows. Step outside to your private backyard oasis, perfect for summer barbecues or peaceful evenings under the stars. The bi-level design offers a fantastic outdoor space for gardening, play, or simply unwinding after a long day.

This home is just a short stroll from the lake, where you can enjoy fishing, kayaking, or leisurely walks along the water. With nearby golf courses, restaurants, and shopping, you'll have everything you need within reach.

Additional Details:

Year Built	2001
Lot Acres	0.49
Lot Dimensions	129x145x134x183
Garage Stalls	3
School District	186
Taxes	\$1,054
Taxes with Assessments	\$1,054
Tax Year	2024

Additional Features:

Basement: Egress Window(s), Finished, Walkout **Fuel:** Propane **Garage:** 3 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Submersible - 4 Inch, Well **Air Conditioning:** Central Air

Driving Directions:

County Rd 11 to Weavers Point Rd, right on Rabbit, home on left



Listed By:
Positive Realty

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

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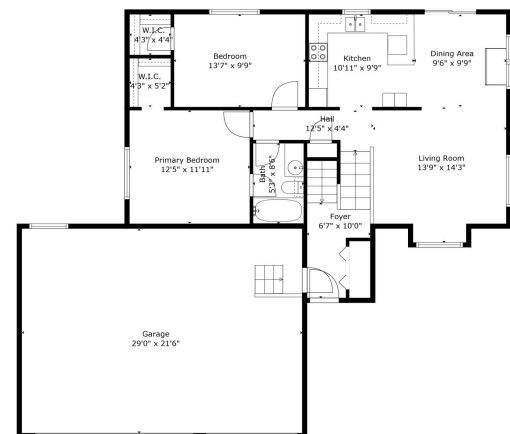
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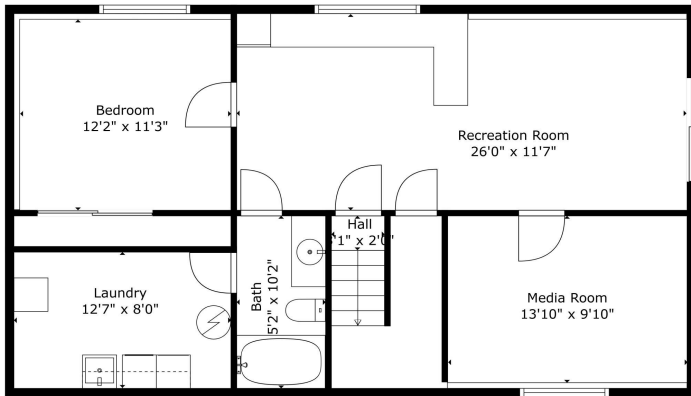


TOTAL: 1782 sq. ft.
 BELOW GROUND: 850 sq. ft. FLOOR 2: 932 sq. ft.
 EXCLUDED AREAS: GARAGE: 625 sq. ft.
 Measurements Are Estimated And Are Not A Replacement For A Licensed Surveyor.

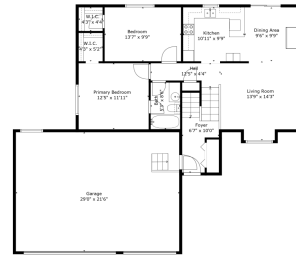
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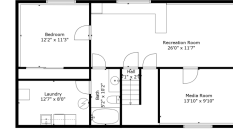
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TOTAL: 1782 sq. ft.
 BELOW GROUND: 860 sq. ft.; FLOOR 2: 922 sq. ft.
 EXCLUDED AREAS: GARAGE: 625 sq. ft.
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Floor 2



Floor 2

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