



MLS 6694071 Lake Home

\$539,000

490 sq ft 1 bedrooms 2 baths

48915 Wild Rose Trail Frazee MN 56544

Waterfront: Rose Lake (Hobart

Twp.)

Status: Active

Description:

You must see this property to appreciate the great potential and the amenities that are already in place. A 40x60 metal shop (which is above and beyond for finishing touches-every man's dream shop) with approx. 500 sq ft of upper living - situated on 150 ft - PRISTINE ROSE LAKE. The shop has a 14 x 16 main overhead door, a 12 x 12 side overhead door, along with dual heat (which includes floor heat), a/c and 1/2 bath. The studio/apartment has exposed rafters and is designed for comfort and convenience (Designed & decorated like something showcased in a magazine). The laundry/bath area has great storage with a walk-in tiled shower, vanity and stool. Sit and relax on the expansive deck -enjoying your morning coffee or watching some of the greatest sunsets you can see!! Enjoy lake living at it's best!! There's a 4" well and holding tank servicing the shop/studio. It also includes a 200A service for a camper hookup. The owners riprapped the shoreline and the cost was approx. \$10,000. THE SELLERS HAVE AGREED TO ASSIST AND/OR OFFER OPTIONS FOR A HILLSIDE TRAM. Site is already cleared for a tram. It also includes a small wooded lot adjacent to the property. This property would make a great WEEK-END RETREAT or ample space to build your dream home. A great package deal!!

Additional Details:

 Year Built
 2018

 Lot Acres
 1.29

 Lot Dimensions
 150 x 318

 School District
 549

 Taxes
 \$2,448

 Taxes with Assessments
 \$2,448

 Tax Year
 2024

Additional Features:

Basement: None Fuel: Propane Heat: Dual, Forced Air Sewer: Holding Tank Water: Submersible - 4 Inch Air Conditioning: Central Air

Driving Directions:

From Vergas, take Hwy 60 to 370th Avenue. Turn left on East Rose Lake Rd and turn right on Wild Rose Trail



Listed By: Coldwell Banker At The Lakes

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
218-237-3333
info@affinityrealestate.com

info@affinityrealestate.com







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













































