



MLS 6694071 Lake Home

\$554,900

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 ripped the shoreline and the cost was approx. \$10,000. THE SELLERS HAVE AGREED TO INSTALL A HILLSIDE TRAM (which is a minimum of \$50K) 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

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