



MLS 6704478 Residential

\$319,900

600 sq ft 1 bedrooms 1 baths

25040 Gibbon Drive Nevis MN 56467

Status: Pending

## **Description:**

Discover your dream country retreat with this newly built home in the heart of Nevis, perfectly situated on over 2 acres of beautifully wooded land adorned with mature pine trees. This inviting 1-bedroom, 1-bath residence boasts a range of luxurious amenities, including a washer and dryer, elegant luxury vinyl flooring, warm in-floor heating and a mini split for high efficiency shoulder season heating and cooling, ensuring comfort year-round. The property also features a crushed asphalt driveway, remarkable 30 x 40-foot insulated and steel-finished shop, complete with in-floor heating, catering to all your hobbies or providing extra storage space. Additionally, a charming detached 12 x 20-foot shed offers even more versatility to suit your needs. Also included in the sale is the sofa, table and chairs, Bed and TV. Positioned just minutes away from the vibrant downtown Nevis, you'll have easy access to the scenic Heartland Trail, the enchanting Paul Bunyan State Forest, exhilarating snowmobile trails, side-by-side trails, and some of the finest fishing lakes in the north country. This is more than just a home; it's an opportunity to embrace a lifestyle filled with outdoor adventure and serenity. Don't miss your chance to own this captivating property in an unparalleled location!

## **Additional Details:**

Year Built 2021 Lot Acres 2.46

Lot Dimensions 224x481x224x478

Garage Stalls 4
School District 308
Taxes \$948
Taxes with Assessments \$1,158
Tax Year 2024

## **Additional Features:**

Basement: Slab Fuel: Propane Garage: 4 Heat: Radiant Floor Sewer: Septic System Compliant - Yes Water: Submersible - 4 Inch Air Conditioning: Central Air, Ductless Mini-Split

## **Driving Directions:**

From Nevis County 2/Hwy 34 head North on County 2 to Gibbon Dr. Then head South on Gibbon Dr. to property on left.



Listed By: Wolff & Simon Real Estate

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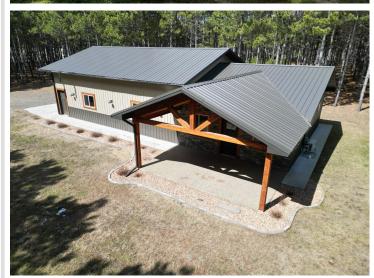
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