



MLS 6705781 Residential

\$289,500

1,632 sq ft
2 bedrooms
2 baths

9588 Boy Lake Drive
Boy River MN 56672

Status: Active

Description:

Spacious and solid as a rock, this 2 BR, 2 BA Rambler w/easy living all on 1 level includes: a 30x30 garage with a 10' high door to suit a taller Pickup Truck/Mini Motor Home, + a 20 x 48 shop to store the boats and UTV's, all on over 5 acres of large Oak and Maple shade trees scattered around and above a "Park Like" yard with multiple flower beds. Interior walls are all Cedar or Knotty Pine w/Cedar beams in the Living/Dining areas along with the Ceramic tile flooring all remains "Timeless!" Closets and storage Cupboards throughout, plus an entire foam insulated full basement which makes a great (Romper Room) for the kids or Grand Kids. The Laundry area (12x17) has its own ingress and egress to the outdoors, and features a full wall of Cabinets + a 3/4 bath/washroom. A 3rd Bedroom could easily be added on the end of the Living area which is 16x27.5 and could then include the Gas fireplace, which was just serviced and is fully functional. Leech, Winnie and Boy Lakes just 20 min away.

Additional Details:

Year Built	1972
Lot Acres	5.12
Lot Dimensions	668x330x663x333
Garage Stalls	4
School District	118
Taxes	\$854
Taxes with Assessments	\$920
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

From Longville North on Highway 84 N., Continue straight onto County 8 NE/County Rd 8 NE, Turn right onto 96th St NE, Continue onto Boy Lake Dr. NE to fire number 9588.



Listed By:
Moran Realty

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Call Affinity Real Estate

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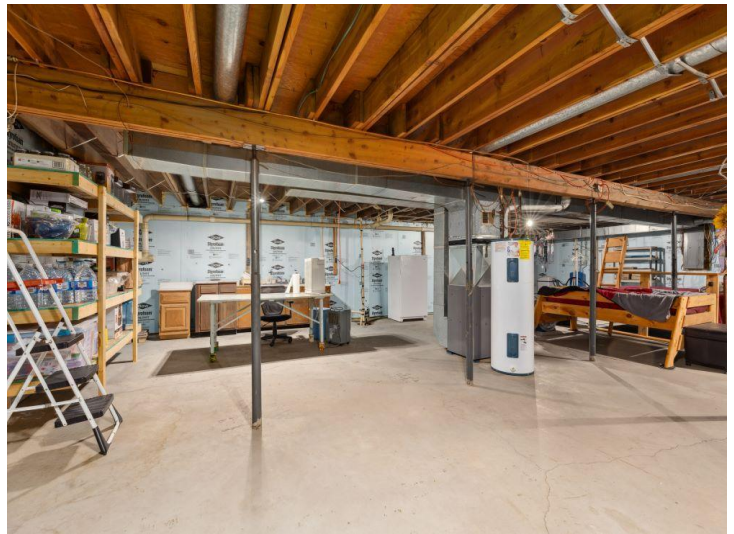
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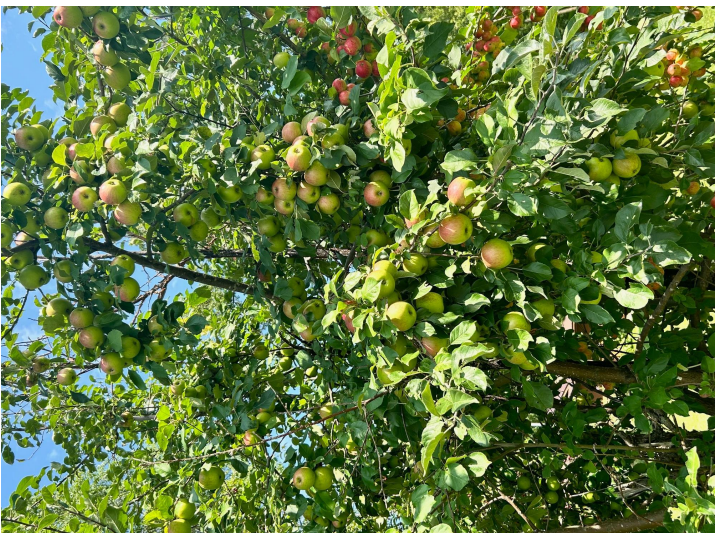
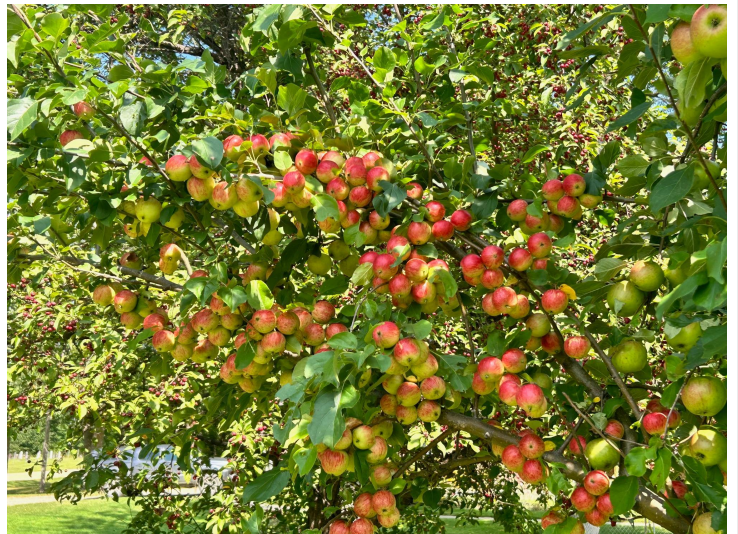
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