



MLS 6709998 Lake Home

**\$699,000**

2,160 sq ft  
4 bedrooms  
1 baths

35765 Shore Drive  
Crosslake MN 56442

Waterfront: Pleasant

Status: Active

#### Description:

Welcome to this stunning 4-bedroom, 1-bath home nestled on the picturesque shores of Pleasant Lake on West Shore Drive in Crosslake. This beautifully remodeled property offers a unique blend of modern upgrades and serene lakefront living, featuring an impressive 650-plus feet of private shoreline. The west-facing exposure ensures breathtaking sunsets over the water, providing the perfect backdrop for relaxation and entertaining. Step inside to discover a home that has been thoughtfully updated with contemporary finishes, combining comfort and style. The spacious living area is filled with natural light, creating an inviting atmosphere for family gatherings or quiet evenings by the lake. With four bedrooms, there's ample space for family and guests, while the remodeled single bathroom includes modern fixtures. Beyond the immediate living space, the property presents an exciting opportunity for future expansion. There is plenty of room to build a new structure or add to the existing home, allowing for endless customization possibilities. This property is located in the heart of Crosslake, and Pleasant Lake is renowned for its clear waters and exceptional trout fishing, making it a paradise for anglers and outdoor enthusiasts. Whether you're looking to enjoy boating, swimming, or simply relaxing by the water's edge, this property provides the perfect gateway for lakeside living. Don't miss your chance to own a slice of paradise on Pleasant Lake in Crosslake, MN.

#### Additional Details:

Year Built	1945
Lot Acres	4.3
Lot Dimensions	650x341x354x816xIRR
School District	186
Taxes	\$2,475
Taxes with Assessments	\$2,500
Tax Year	2025

#### Additional Features:

**Fuel:** Natural Gas **Heat:** Forced Air

#### Driving Directions:

From the intersection of County Road 16 and County Road 66 in Crosslake, take County Road 16 for 1.8 miles, turn left onto West Shore Drive. go 0.6 miles to the property addressed 35765. The property will be on your right.



Listed By:  
Larson Group Real Estate/Kelle

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](mailto:info@affinityrealestate.com)



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





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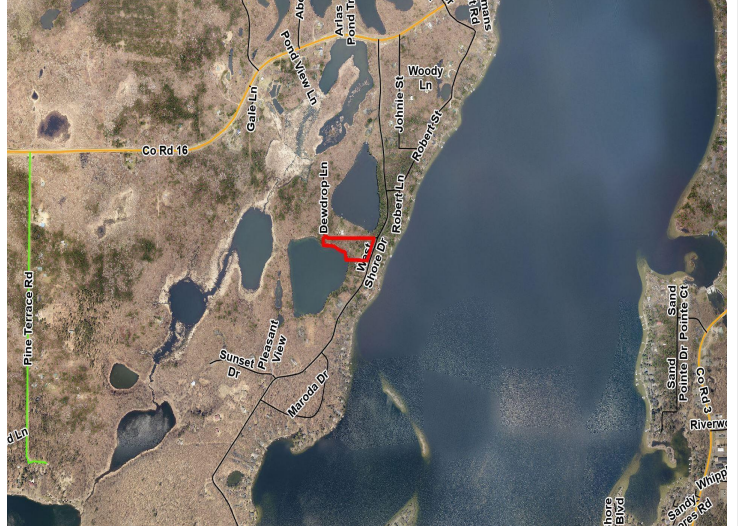


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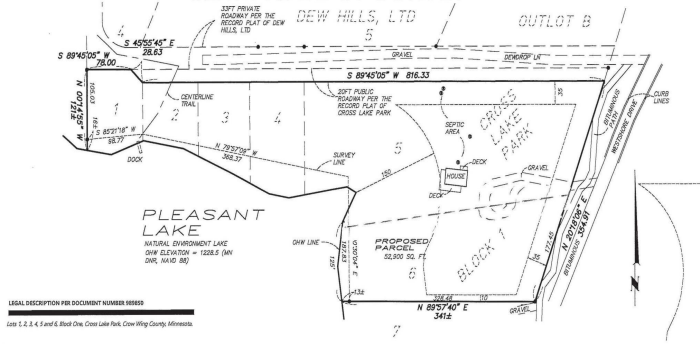
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# CERTIFICATE OF SURVEY

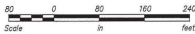


LEGAL DESCRIPTION FOR DOCUMENT NUMBER 188893

Lot 1, 2, 3, 4, 5 and 6, Block One, Cross Lake Park, Cross Lake County, Minnesota.

## GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cross Lake County Coordinate System.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, other in service or abandoned.
4. No easements were discovered as part of this survey.
5. Total area of subject property 4.44 Acres.



## LEGEND

- DENOTES FOUND MONUMENT
- ⊙ DENOTES SEPTIC INSPECTION PIPE

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul Hertzberg, R.L.S. Date  
License No. 40979

REQUESTED BY: **HAERTZEN**

**Lake Area**  
**SURVEYING**

2023 LAKE AREA SURVEYING, LLC  
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Drawn by: PDH Date: 11/17/23 ASB NO: 23-273

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