



MLS 6710181 Lake Home

\$262,900

1,164 sq ft
2 bedrooms
2 baths

30316 Spruce Drive
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

Description:

Opportunity awaits as this 2-bedroom, 2-bathroom home nestled within the gates of Breezy Point. Just moments from all the excitement of the resort, including the sparkling shores of Pelican Lake, world-class golf courses, and fine dining, this property offers the perfect blend of comfort and convenience.

Step inside to find new paint throughout, creating a fresh feel. The updated kitchen and downstairs bathroom add a nice touch and practical upgrades, while the inviting 3-season porch provides a relaxing space to enjoy the natural surroundings nearly year-round. A one-stall garage and shed adds extra storage and convenience. Whether you're seeking a full-time residence, vacation retreat, or investment opportunity, this home is waiting for you in one of the area's most sought-after communities.

Additional Details:

Year Built	1984
Lot Acres	0.19
Lot Dimensions	65x125x65x125
Garage Stalls	1
School District	186
Taxes	\$1,188
Taxes with Assessments	\$1,308
Tax Year	2025

Additional Features:

Basement: Block, Daylight/Lookout Windows, Finished, Full **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected
Water: Shared System, Well **Air Conditioning:** Central Air

Driving Directions:

Take 4 to Breezy Point "gates" - or 371 to 11 East into Breezy resort gates to N Spruce Dr to property 30316.



Listed By:
Coldwell Banker Realty

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