Affinity
REAL ESTATE INC

MLS 6717585 Lake Home

$995,000

1,808 sq ft
6 bedrooms
2 baths

20841 AND 20850 Leona Beach Road
Rochert MN 56578

Waterfront: Cotton

Status: Active

Description:

2 cabins, 2 parcels, one awesome package on Cotton Lake. This listing is for both 20850 and 20841 Leona Beach Rd and the properties total approximately 150' of some of the best, flat shoreline on Cotton Lake!

This is a special opportunity that does not come around often. Claim one cabin for yourself, and always have space for friends! Or keep one as a guest house and build your dream lake experience! The options are endless with nearly 1/2 an acre to make your lake dreams come true!

The "main cabin" (green) has a main floor that features a step down Livingroom that has great nostalgia of what a MN lake cabin should be. Knotty pine and a wood burning stove accommodate the great lake views! The main floor also includes 2 bedrooms, a full bath, as well as the kitchen and dining areas. Upstairs one will find 2 additional bedrooms...both with stellar views of the lake. This parcel has a 1 1/2 Stall garage as well!

The "guest cabin" (blue) has 2 bedrooms of its own, a 3/4 bath, and a great lakeside deck. This parcel has a larger 2+ stall garage. Don't let this opportunity pass you by!

Additional Details:

Year Built	1958
Lot Acres	0.47
Lot Dimensions	irregular
Garage Stalls	3
School District	23
Taxes	$4,582
Taxes with Assessments	$4,702
Tax Year	2025

Additional Features:

Basement: Crawl Space **Fuel:** Electric **Garage:** 3 **Heat:** Other **Sewer:** Septic System Compliant - No **Water:** Sand Point **Air Conditioning:** None

Listed By:
Berkshire Hathaway HomeServices Premier Propert

Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com

MLS REALTOR EQUAL HOUSING OPPORTUNITY

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

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