



MLS 6727884 Lake Home

**\$664,500**

2,352 sq ft  
4 bedrooms  
3 baths

302 Shortcut Lane  
Bemidji MN 56601

Waterfront: Irving

Status: Active

#### Description:

Brand New home in one of Bemidji's most sought-after lakeside neighborhoods! Irvingboro offers an active lifestyle for those who enjoy access to private parks, walking trails, beach, picnic shelter and private marina for water sports, boat cruising, and great fishing. This home is impeccable quality built by premier builders in our area. Quartz countertops throughout, vaulted ceilings with 9-foot sidewalls, 4 bedrooms, 2.5 baths, 2,352 square feet on one level with a huge three car garage that is 26 x 37 insulated/heated with in floor heat and an epoxy finish floor. The extensive primary suite has a beautiful walk-in tiled shower, and a separate soaking tub, and walk in closet. This home has a high-end heating and cooling system with both in floor hot water heat with a boiler (both in home and garage), also a forced air furnace with central air. Spray foam insulation. LP Smart siding, and cultured stone on the exterior. A brand-new concrete driveway, patios, and lawn sprinkler system. This is a rare opportunity to be part of this neighborhood with all that it has to offer! Schedule a private showing today!

#### Additional Details:

Year Built	2025
Lot Acres	0.48
Lot Dimensions	100x208
Garage Stalls	3
School District	31
Taxes	\$1,130
Taxes with Assessments	\$1,130
Tax Year	2025

#### Additional Features:

**Fuel:** Natural Gas **Heat:** Boiler, Forced Air, Radiant Floor, Radiant

#### Driving Directions:

From downtown Bemidji take Bemidji Ave S to Shevlin Ave. Right on Shevlin Ave with a slight right onto Clausen Ave SW. Clausen to Carpenter Ave SW. Right on Carpenter to Shortcut Ln SW. Left on Shortcut Ln. Property will be on the left (south side of Shortcut Ln SW).



Listed By:  
Better Homes and Gardens Real Estate First Choice

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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





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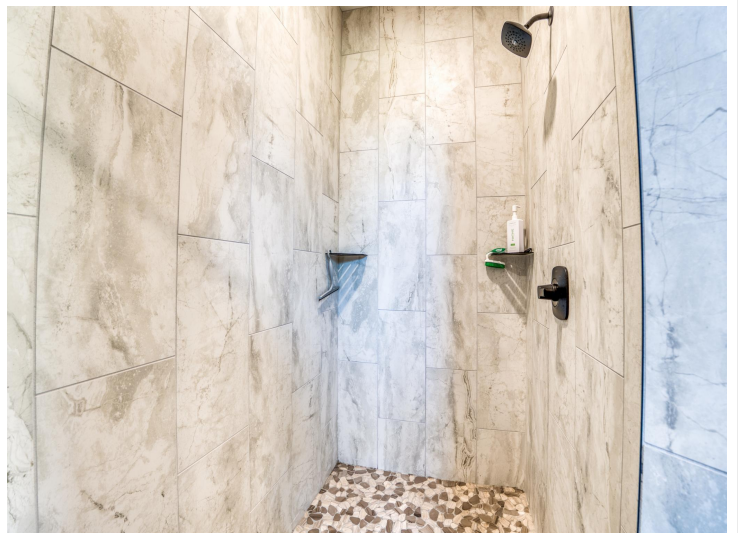


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