



MLS 6732053 Lake Home

\$1,295,000

2,297 sq ft
3 bedrooms
3 baths

8543 Birchwood Hills Road
Lake Shore MN 56468

Waterfront: Gull

Status: Active

Description:

Introducing 8543 Birchwood Hills Road on the shores of Gull Lake in picturesque Nisswa, Minnesota. Nestled on 100 feet of west-facing frontage, this timeless retreat offers privacy, charm, and panoramic sunset views. The home features three bedrooms, three bathrooms, and, for the water adventurer or car enthusiast, five garage stalls. Step inside and you will find a vaulted great room with a stone gas fireplace and large arched window, lakeside dining area, full kitchen, three-season porch, and a private primary suite with full bathroom. The walkout lower level includes a family room with wood burning fireplace, wine bar, game area, and two additional bedrooms, perfect for hosting family and friends. Outside, the expansive deck and paver and granite patio provide plenty of room for outdoor entertaining or simply enjoying the serene lake setting. The privacy of this property is positioned perfectly to capture breathtaking sunsets, hear a loon's call, and listen to the rustle of silver maples. The gradual slope leads to a level, private shoreline where year-round water adventures begin. Spend summer days swimming, kayaking, paddleboarding, boating, water skiing, or surfing. When winter arrives, enjoy ice fishing, snowshoeing, or snowmobiling right from your backyard. Located within minutes of top-tier dining, golf, spa services, four-season resort activities, a grocery store, and "pretty good shopping" in Downtown Nisswa. Available to the public for the first time in 20 years, this Gull Lake retreat, in the heart of the Brainerd Lakes Area, is truly a rare find.

Additional Details:

Year Built	1988
Lot Acres	0.94
Lot Dimensions	101x404
Garage Stalls	5
School District	181
Taxes	\$8,470
Taxes with Assessments	\$8,536
Tax Year	2025

Additional Features:

Basement: Daylight/Lookout Windows, Drain Tiled, Finished, Concrete, Storage Space, Sump Pump, Walkout **Fuel:** Natural Gas **Garage:** 5
Heat: Forced Air **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field **Water:** Private, Well **Air Conditioning:** Central



Listed By:
Compass

Highway 77 to Birchwood Hills Road
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

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



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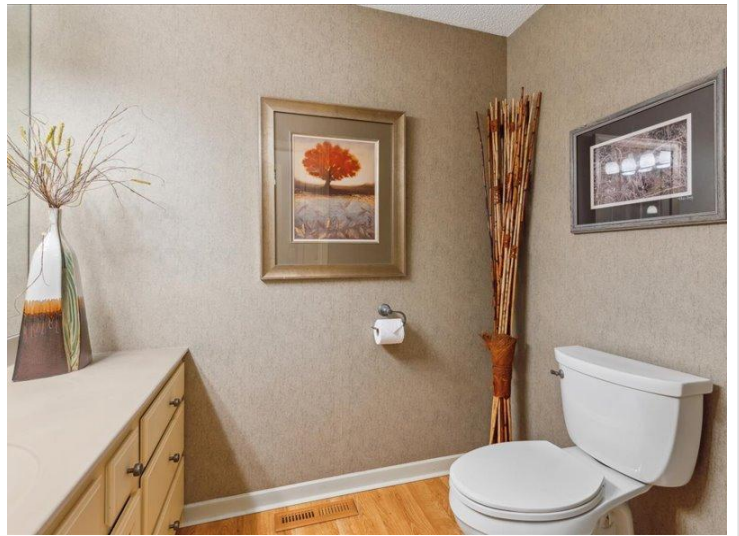
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