



MLS 6742068 Lake Home

\$604,000

2,784 sq ft
4 bedrooms
3 baths

31208 County Road 10 (Grant Co Rd)
Ashby MN 56309

Waterfront: Pelican

Status: Active

Description:

Lakeside "Shouse" Living on Pelican Lake! This year round unique custom-built 4-bedroom, 3-bath Shouse (shop + house) offers the best of both worlds—modern lake home comfort with a spacious, heated workshop all under one roof. Enjoy 156 feet of shoreline perfect for fishing, boating, and year-round fun on beautiful Pelican Lake. Nature abounds all around...enjoy the Goose Preserve across the street!

Inside, rustic charm meets thoughtful design with reclaimed wood accents, hickory cabinetry, a cozy fireplace, and in-floor heat in the primary suite. Additional features include an air source heat pump, forced air heating, fiber optic internet, a custom water treatment system, hot tub on the lake view patio. Upstairs 4th BR has a customized Murphy Bed built in for flexibility with this space. The bonus room acts as a great upstairs recreation room.

The oversized, (25.7 x 28) attached garage includes a large, heated shop area—perfect for projects, hobbies, or storing all your lake gear. Outdoors, relax on the patio and deck area or gather around the burn pit to take in peaceful lakeside evenings. The raised garden containers on the South side of the yard also stay! There is a separate RV/Camper connection with electric, water and dump station just south of the home.

Storage container and many of the furnishings to stay with home, including dock & pontoon boat with strong offer. Most furnishings will stay.

Assumable FHA mortgage at 2.25% if buyer is interested in getting qualified for it and enjoying that rate!

All this just minutes from golf, wineries, Ashby Brewery, dining, and scenic bike and ski trails—plus quick access to I-94 for easy travel.

Additional Details:

Year Built 2018
Lot Acres 1.16
Lot Dimensions 190 x 241 x 156 x 329
Garage Stalls 3

School District 261
Listed By: \$4,764
Legacy Home Group MN LLC

Taxes with Assessments \$4,764
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Additional Features:

Basement: None **Fuel:** Propane **Garage:** 3 **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Private, Well **Air Conditioning:** Central Air



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com



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

Driving Directions:

I-94 West to County Road 10 North (right turn) South to Right on County Road 10 North to right on 5th Street



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