



MLS 6747174 Residential

**\$619,385**

2,060 sq ft  
3 bedrooms  
2 baths

Lot 23 Sanctuary Path  
Brainerd MN 56401

Status: Active

#### Description:

**\*\*Model home located at 3828 Sanctuary Path open Thursdays from 11-1\*\***

If you're looking for maintenance free living in a great location, look no further. The Homes at Sanctuary Ridge is the Brainerd Lakes Area's newest neighborhood, and is officially under construction. Nestled in the forest along the banks of the Gull River, The Homes at Sanctuary Ridge will feature 18 maintenance free townhomes, and 15 additional residential lots, many with Gull River views. This upgraded version of the Cedar is a 3BR/2BA single level home with an attached 3 car garage. Other upgrades include a gas fireplace in the living room with built in bookcases, tile shower in master bathroom, and a floor drain in the garage. If you're looking for something bigger, there are several options to upgrade, including a full basement. The association takes care of lawn and snow, leaving you free to enjoy all that the Brainerd Lakes Area has to offer. Come take a look today and secure your spot in Sanctuary Ridge!

#### Additional Details:

Year Built	2026
Lot Acres	0.11
Lot Dimensions	70x70
Garage Stalls	3
School District	181
Taxes	\$290
Taxes with Assessments	\$290
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air **Sewer:** Private Sewer, Shared Septic, Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled, Private, Well **Air Conditioning:** Central Air

#### Driving Directions:

From Baxter, west on CR 77, North on Sanctuary Way, stay left to Sanctuary Lane



Listed By:  
Positive Realty

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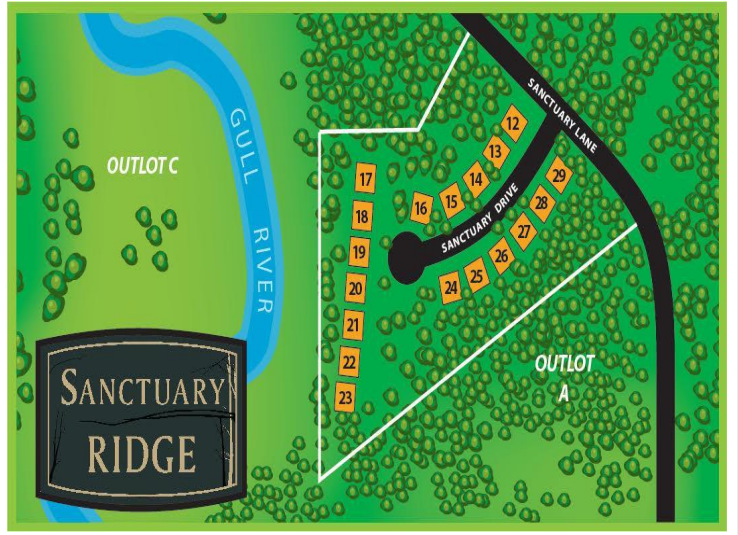
**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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



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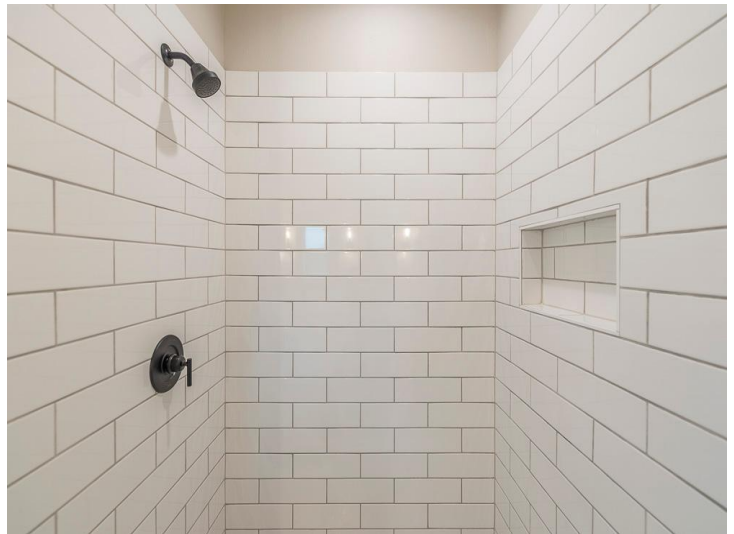
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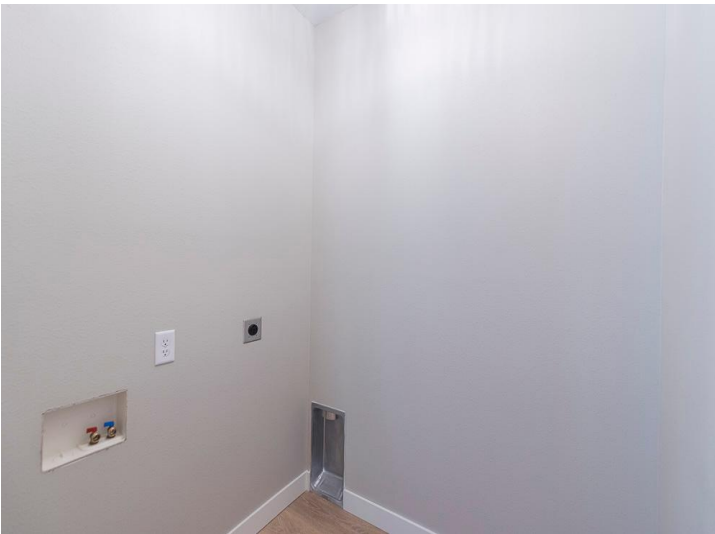
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