Affinity
REAL ESTATE INC

MLS 6747912 Residential

$375,000

1,460 sq ft
3 bedrooms
2 baths

2636 Bluegrass Boulevard
Backus MN 56435

Status: Active

Description:

This home surprises you the moment you pull in. Surrounded by wide-open lots and modern homes with room to breathe, it's tucked into a countryside neighborhood that blends the grassy plains of Central Minnesota with hints of up-north charm. Technically Backus, but just a stone's throw from Pine River, this property offers perfect location for all things Brainerd Lakes.

The house itself still looks like a new build (2021), clean lines, modern design, spacious layout. Color, cabinetry and flooring is all fresh and appealing for the era, and the unfinished basement is framed and ready for your ideas. Set up an additional bathroom, game room, or multiple bedrooms with appropriate egresses already in place!
With no neighbors directly across the road, your front view overlooks the Lakes Music and Events Park, home to the Lakes Bluegrass Festival in August but otherwise usually vacant.

If you're looking for something fresh and modern but not way out in the sticks, this home hits the sweet spot. Come see where the prairie meets the pines.

Additional Details:

Year Built	2021
Lot Acres	0.1
Lot Dimensions	178 x 245
Garage Stalls	2
School District	2174
Taxes	$1,510
Taxes with Assessments	$1,576
Tax Year	2025

Additional Features:

Basement: Block **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field **Water:** Submersible - 4 Inch, Private **Air Conditioning:** Central Air

Driving Directions:

FROM PINE RIVER GO NORTH 1 1/4 MILES ON HWY 371 LEFT ON BLUEGRASS BLVD SW, THEN 1/4 MILE TO... #2636 SIGN ON THE PROPERTY.

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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