



MLS 6753659 Residential

**\$424,900**

1,776 sq ft  
3 bedrooms  
2 baths

3715 Sanctuary Court  
Brainerd MN 56401

Status: Pending

**Description:**

Impeccable one-level living awaits in this stunning 3-bedroom, 2-bath townhome within The Sanctuary Townhomes, a highly sought-after Brainerd Lakes Area development. This meticulously maintained residence boasts custom Wood Products cabinetry, upgraded appliances, and elegant wood built-ins. Cozy up by the living room's gas fireplace with integrated shelving. The spacious master suite features a walk-in closet and private full bath. The heated and insulated garage offers ample storage with overhead access, complemented by 2" foam insulation under the home slab for superior comfort. Experience ultimate convenience and privacy, surrounded by mature trees, yet just minutes from Baxter and Brainerd, with premier golfing and dining opportunities nearby. Don't miss this exceptional offering – schedule your showing today!

**Additional Details:**

Year Built	2018
Lot Acres	0.11
Lot Dimensions	80x58x80x58
Garage Stalls	2
School District	181
Taxes	\$2,127
Taxes with Assessments	\$2,152
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** Private Sewer, Shared Septic **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

371 N to CR 77 (Pine Beach Rd), approximately 2.3 miles, right onto Sanctuary Way.



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**





website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,694 sq. ft.  
TOTAL 1,694 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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