



MLS 6762876 Lake Home

\$309,000

468 sq ft
2 bedrooms
1 baths

34654 Big McDonald Ln #6
Dent MN 56528

Waterfront: Big McDonald

Status: Pending

Description:

BRAND NEW CIC ON BIG MCDONALD LAKE! Fully Furnished and Ready to Enjoy, this Seasonal Cabin offers Year-Round Potential within the Big Mac Lake Life CIC.

Unlike typical CICs, each Unit includes its own Privately Owned 60 ft of Hard-Sand Lake Frontage, giving you Private Access to one of Minnesota's Cleanest Spring-Fed Lakes with 25+ ft Water Clarity. The Cabin sits on Level Ground just steps from the Water with Sweeping Lake Views and includes a 20x30 Backlot Garage, perfect for Storage or Future Finished Space.

The Development is designed for Efficiency and Flexibility, featuring a Custom Septic System with Drain Field and a Commercial-Grade Water System, keeping HOA Dues Low while allowing Seamless Conversion to Year-Round Living. Unit 6 currently offers 2 Bed but is Compliant for up to 3 Beds, making it Versatile for Remodeling, Additions, or New Construction.

Short-Term Rentals are Allowed and Encouraged, supported by an HOA-Managed Rental Platform in Development and an Established Customer Base from the Former Big McDonald Resort. HOA Dues cover Septic, Well, Lawn Care, Snow Removal, and Dock Installation.

Community Amenities include a Sand-Pit Volleyball Court, Pickleball and Basketball Court, Playground, Private Boat Slip, and use of a Scenic 9-Acre Shared Nature Trail. Whether you're seeking a Personal Retreat or an Investment Property with Strong Rental Appeal, this Unique CIC offers an Unmatched Opportunity on Big McDonald Lake.

Additional Details:

Year Built	1972
Lot Acres	0.19
Lot Dimensions	58x98 26x83
Garage Stalls	1
School District	549
Taxes	\$1,557

1	ents	\$1,586
1	Listed By:	2024
	Jack Chirba	Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing Full Display, Broker's Office, and Source. All properties are subject to prior sale, change or withdrawal.

Driving Directions:

From Perham, head West on Co Hwy 34 for 7 Miles, then turn right onto Co Hwy 35. Continue for 0.5 Miles, then turn left onto North Big McDonald Dr. At the end of the road, turn right onto Big McDonald Ln & your destination will be on the left after 0.4 Miles.



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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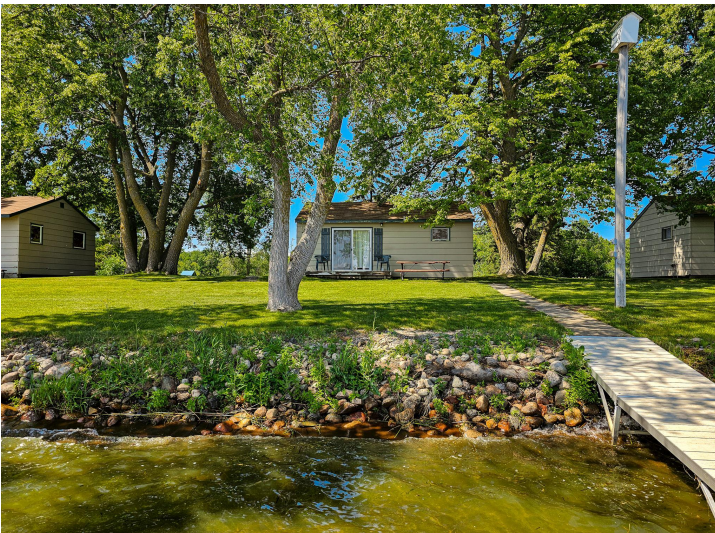
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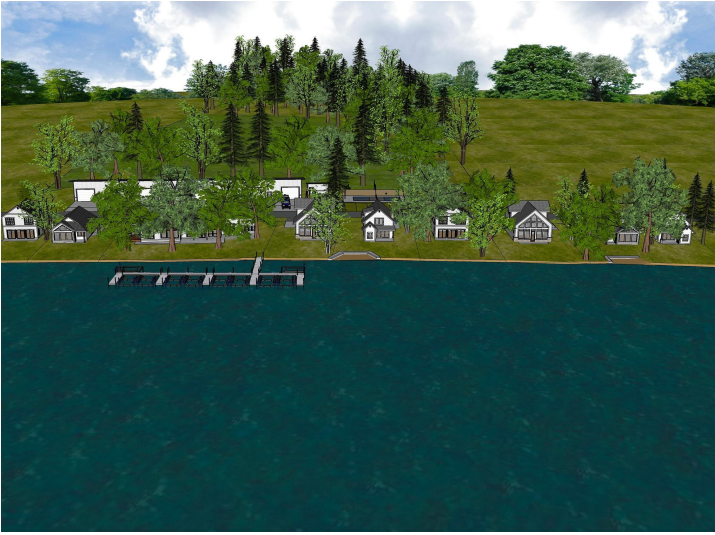


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