



MLS 6783378 Lake Home

\$399,500

1,728 sq ft
3 bedrooms
2 baths

40566 Pequot Drive
Browerville MN 56438

Waterfront: Fawn

Status: Pending

Description:

Lakefront Living on Fawn Lake – Turn-Key Home in Sylvan Shores. Discover 75 feet of beautiful east-facing shoreline on the serene and scenic Fawn Lake, nestled in the desirable Sylvan Shores community near Browerville. Located just 1 hour from St. Cloud and 30 minutes from Baxter, this hidden gem offers the perfect mix of peaceful seclusion and convenient access. This move-in ready, 3-bedroom, 2-bathroom home has been thoughtfully updated inside and out, offering a clean, modern, and low-maintenance living experience. The open-concept kitchen, dining, and living area boasts stunning lake views, ideal for both everyday living and entertaining. Enjoy the new appliances (included with the home), spacious bedrooms, and a comfortable layout that maximizes natural light and outdoor beauty. The mature trees surrounding the property provide privacy and a rich habitat for local wildlife, enhancing the tranquil atmosphere. As a resident of Sylvan Shores, you'll have exclusive access to a wide range of amenities, including: Swimming Pool, Tennis, Basketball & Volleyball Courts, Playground & Beach, Paddle Boats Clubhouse with Pool Table & Entertainment Areas. Whether you're looking for a full-time residence, a weekend retreat, or a lakefront investment, this property offers an unbeatable combination of nature, comfort, and community.

Don't miss this opportunity to own a slice of lakeside paradise!

Additional Details:

Year Built	1980
Lot Acres	0.36
Lot Dimensions	75x205
Garage Stalls	1
School District	2170
Taxes	\$2,380
Taxes with Assessments	\$2,434
Tax Year	2025

Additional Features:

Fuel: Electric, Propane **Heat:** Baseboard, Boiler, Heat Pump

Driving Directions:

South of Motley on Hwy 10 7.9 miles to right on County #7 4.7 miles to left on MN 16, 108 miles to left on Pequot Drive to home on



Listed By:
Central MN Realty LLC

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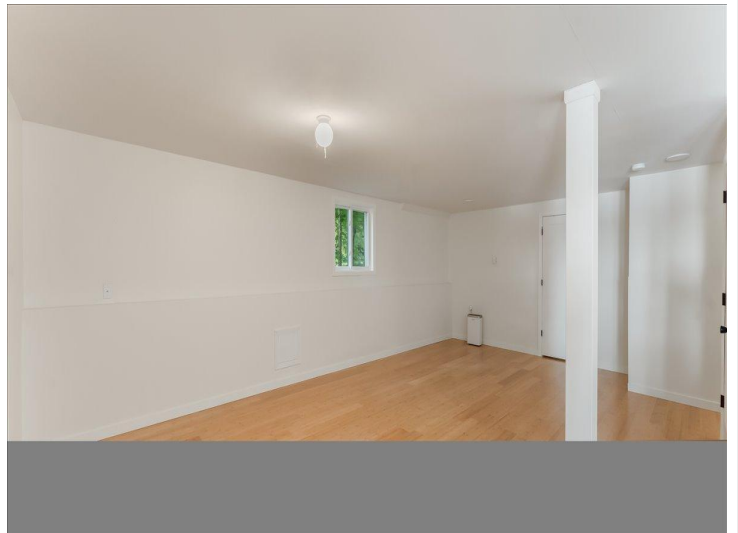
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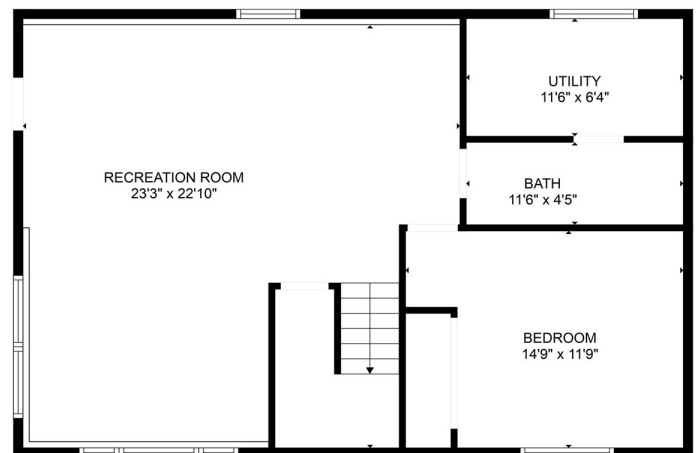
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

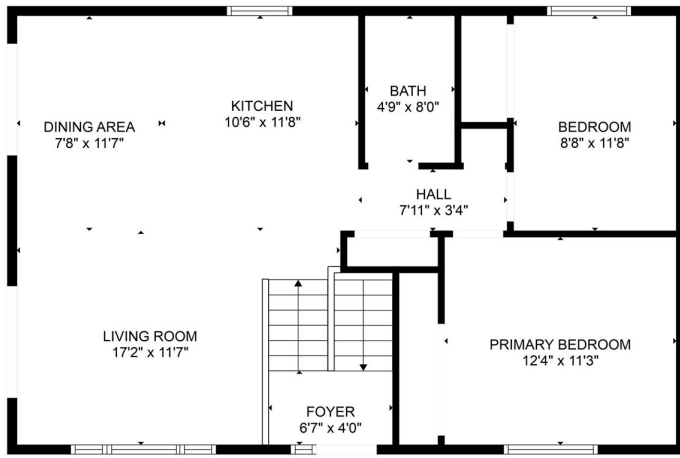


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