



Affinity
REAL ESTATE INC

MLS 6784506 Lake Home

\$1,050,000

4,016 sq ft

3 bedrooms

3 baths

35423 County Highway 46
Park Rapids MN 56470

Waterfront: Boot Lake (03003000)

Status: Active

Description:

Welcome to the PREMIER LOT on desired Boot Lake offering 6.9 Acres, a tip point-level sandy beach, panoramic lake views & a gated entrance that leads to one of the most extensive & stunningly landscaped lots that you may ever see! The current owners (horticulturists) have lovingly cultivated the land for nearly 3 decades creating a picturesque environment reminiscent of an arboretum with perennials, rare trees/plantings & gardens galore! PLUS, the ENTIRE lot is fenced! Interior features are a must see in person & include an absolutely breathtaking great room with floor to ceiling windows complemented by a grand chandelier that enhances its grandeur. Beamed & vaulted grace the kitchen, dining room. The main floor owner's suite has its own deck. Upper-level BR's offer vaulted ceilings & both walk out to a catwalk overlooking the great room. Everywhere you look is truly a postcard-like, scenic view! Other notable features are 2 monumental, see through stone surround fireplaces for winter ambience in the great room, kitchen/dining room, family room & flex room. Also- 7,224 sq foot -10' fenced tennis/sport court, 1,224 steel outbuilding, 1,274 sq feet of patio & decking to take in the stunning backyard & lake. Dual zone heat, Sturdy/long lasting Hardie Board siding and a quality steel roof. Boot Lake has a maximum depth of 110 feet & is known for its exceptional water clarity & walleye population w/ many other great species for tremendous fishing potential. Cast a line, swim in clear waters, relax on your private beach or play tennis or basketball on your own court—this property delivers endless outdoor fun! Located less than 1.5 hours from the Fargo-Moorhead area and approximately 3.20 hours from the Twin Cities--when not enjoying the lake, take advantage of 4 season recreational activities at nearby Itasca State Park, Two Inlets State Forest which are surrounded by ATV/snowmobile trails. No matter if you are searching for your forever year-round estate or a second home to share & enjoy with family/friends the combination of this nearly 7-acre lot, the 554' of lakeshore, the 29 years of mature landscape/gardens & over 4,000 sq foot home could not be replicated for this price. See video within photos.

Additional Details:

Year Built	1979
Lot Acres	6.9
Lot Dimensions	422x623x694x554
Garage Stalls	3
School District	309
Taxes	\$5,728
Taxes with Assessments	\$5,728



Listed By:
eXp Realty

Additional Features:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota. The Broker Reciprocity program, allowing

Buyers to display other Broker's Listings on our website. All properties are

subject to prior sale, change or withdrawal.

Driving Directions:

County Highway 46 to home

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Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com

Basement: Daylight/Lookout Windows: Energy Window(s): Finished: Full, Well: Public, Electric: Propane, Garage: 3, Heat: Forced Air

Sewer: Mound Septic, Septic System: Compliant: Yes, Water: Private, Well: Public, Property Type: Residential



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

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