



MLS 6808316 Residential

**\$685,000**

3,551 sq ft  
3 bedrooms  
3 baths

16526 Woodhaven Way  
Brainerd MN 56401

Status: Active

#### Description:

Serene, single-level living on nearly 3 acres just minutes from Brainerd and the Paul Bunyan Trail. This meticulously maintained stucco home offers exceptional privacy, impressive square footage, and a perfect blend of comfort, quality, and functionality—complete with a 24' x 48' pole building ideal for storage, workshop space, or hobbies. A spacious layout welcomes you with 3 bedrooms plus a den, 3 baths, a bonus room above the garage, multiple patio areas, and a primary suite designed for peaceful retreat. The gourmet kitchen supports both everyday living and entertaining, the main-floor laundry adds convenience, and a dedicated storm shelter provides peace of mind. Recent improvements include 5 new mini-split AC and heating units, an updated boiler room with new controls, a new water treatment system, driveway seal coating, new refrigerators in both the kitchen and garage, and new faucets in the primary bathroom. Additional upgrades include refreshed attic insulation, ice-melt wiring on the roof, gutter guards, and a new dishwasher. The property also features a Generac backup generator and an invisible fenced backyard with collars. Outside, you'll love the well-manicured grounds, circle driveway, and the peaceful wooded setting that still offers quick access to town amenities and recreation. Private and move-in ready, this exceptional Brainerd property is one you will not want to miss.

#### Additional Details:

Year Built	2005
Lot Acres	2.94
Lot Dimensions	206 x 655 x 291 x 490
Garage Stalls	7
School District	896
Taxes	\$3,338
Taxes with Assessments	\$3,338
Tax Year	2025

#### Additional Features:

**Basement:** Partial **Fuel:** Array **Garage:** 7 **Heat:** In-Floor Heating **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field  
**Water:** Drilled, Well **Air Conditioning:** Ductless Mini-Split

#### Driving Directions:

Hwy 371 to County Rd 49 to Sugarberry Creek to Woodhaven Way



Listed By:  
eXp Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

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