



MLS 6822832 Lake Home

**\$1,650,000**

3,005 sq ft  
4 bedrooms  
4 baths

12545 Blue Bill Lane  
Merrifield MN 56465

Waterfront: Edward

Status: Coming Soon

**Description:**

Welcome to 12545 Blue Bill Lane where you'll find this custom Baratto-built 4 bed/4 bath home perfectly positioned on a peninsula between Lake Edward and Perch Lake. With 175' of lake frontage on both lakes, it offers a rare dual-lake setting that combines premier recreational shoreline with a more relaxed natural waterfront experience. Enjoy the best of both worlds with crystal-clear water and sandy shoreline on Lake Edward for swimming, boating, and entertaining along with the quiet, natural beauty of Perch Lake ideal for fishing, wildlife, and peaceful mornings on the water.

Inside the home, you'll enjoy the true feel of a quality custom-build featuring mixed hard wood flooring, 2 stone fireplaces, vaulted wood ceilings, and a wall of lakeside windows bringing the lake into you. High-end custom Roasted Red Pepper kitchen with stainless steel appliances, honed leather granite countertops including huge kitchen island great for food prep and additional seating. Lakeside primary bedroom suite features dual vanity, jetted tub & tile shower. Heated tile bathroom floors. Lakeside 4-season porch allows for morning sunrises and evening sunsets. There is a lake view from virtually every room in the house! Custom private office with built-ins overlooking Perch Lake. Above the heated garage you'll find a private guest/kid retreat with 2 separate bunkrooms that sleeps 8 along with ¾ bath and entertainment space.

The expansive lakeside deck equipped with 2 Sunsetter awnings make for ideal happy hours with appetizers while entertaining friends & family. Professionally landscaped grounds with extensive perennial gardens and underground irrigation. Located just minutes from Nisswa, Crosslake, Merrifield, Breezy Point and Brainerd.

Property sold mostly "turn-key" including 2 docks (1 for each lake), Lund fishing boat, trolling motor, trailer & lift. Most furnishings in the house stay.

**Additional Details:**

Year Built	2014
Lot Acres	0.74
Lot Dimensions	175x211x161x175
Garage Stalls	2
School District	182
Taxes	\$5,904
Taxes with Assessments	\$5,929
Tax Year	2026

**Broker Reciprocity** Listed By:  
Larson Group Real Estate/Kelle

Fuel: Natural Gas, Heat: Forced Air, In-Floor Heating  
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 from Crosslake, Coon Rapids, and Brainerd.

**Driving Directions:**  
From Crosslake go south on County Road 3 approximately 11 miles (you will go through Ossipee Corners), then turn right on Blue Bonnet Road. Go .4 miles, then turn right on Blue Bill Lane. Follow Blue Bill Lane to the home addressed 12545 Blue Bill Lane.



**Call Affinity Real Estate**  
**218-237-3333**  
**info@affinityrealestate.com**



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



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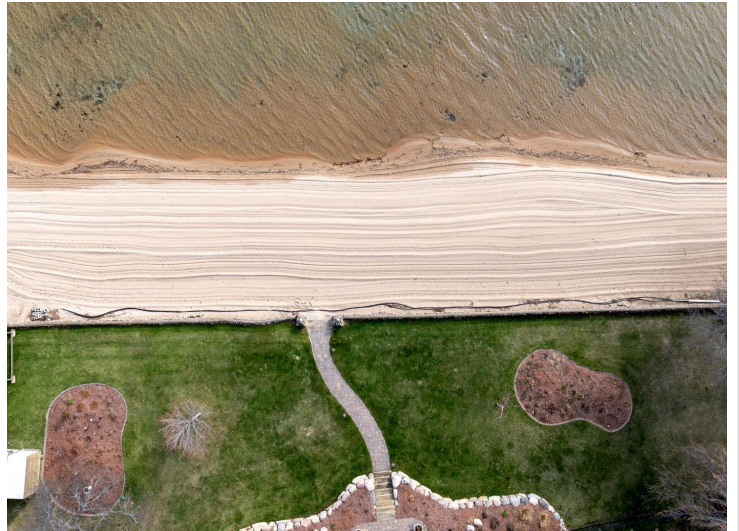
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