



**Affinity**  
REAL ESTATE INC

MLS 7019388 Residential

**\$995,000**

3,352 sq ft  
4 bedrooms  
3 baths

12080 Gregory Drive  
Brainerd MN 56401

Status: Pending

**Description:**

Beauty and serenity abound on Sylvan Lake, with over 600' of shoreline, gentle elevation to the lake and nestled on 5 wooded acres! This beautiful home has been impeccably cared for and has many recent updates that showcase this stunning home! Upon entry you will be greeted with a wall of lakeside windows that provide an abundance of natural light and a magnificent floor to ceiling stone fireplace that provides warmth and beauty to this space! This light filled room extends into the gourmet style kitchen with custom crafted alder cabinets, stainless KitchenAid appliances, an induction range and built in oven...you will love cooking and entertaining here! Step into the 3-season lakeside sunroom that leads to the expansive lakeside deck - this will be your go-to spot to enjoy time with family and friends! The main level also features custom hardwood floors, 2 bedrooms, bathroom, and dedicated laundry area! Upper-level boasts of an open loft area, large private owner's suite, relaxing sitting room, and stunning bathroom with a beautiful tiled walk-in shower! Walking down into the lower-level walk-out, you will find an oversized family room, wood burning fireplace, wet bar area, bedroom, office space which will also provide more sleeping room and a bathroom! You will find outdoor living at its finest here! As you make your way down Gregory Drive, you will notice the added privacy of this quiet and quaint road with no-outlet access and upon arrival, you will find plenty of storage areas with an insulated 2-car attached garage, along with a 26'x32' detached garage for all the toys or use as a workshop! Also included in this sale is the Jacuzzi hot tub, which sits on its own custom patio pad...get ready to enjoy your backyard oasis! After a day on the water, you can grab a chair on the lakeside deck near the water's edge that offers amazing panoramic views or sit by the fire to exchange stories of the day! This property is also adjacent to the Pillsbury forest...which is so cool, there are walking trails in the forest and this is now connected to the Gull Trail that runs around Gull Lake...bike, walk, explore there is so much to do!

Sylvan Lake boasts of crystal-clear waters, great fishing, and endless outdoor recreation opportunities year-round! This stunning property invites you to relax and enjoy lake life with 5 acres of privacy, parklike setting, and great location.... this home has it all! Get ready to enjoy this beautiful property on Sylvan Lake in the heart of the lake country!

**Additional Details:**

Year Built 1985

Lot Acres 5

Lot Dimensions Irregular

Garage Stalls 4

School District 726

Tax Year 2025  
Broker Reciprocity Listed By: \$4,394  
Broker Reciprocity MLS Listed By: \$4,460.

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing additional features.

Additional Features: Subject to prior sale, change or withdrawal. Basement: Egress Windows, Finished, Full, Walkout. Fuel: Array. Garage: 4. Heat: Forced Air, Fireplace(s). Sewer: Private Sewer, Septic System. Affinity Real Estate: 600 Park Avenue South - Park Rapids MN 56470. Compliant - Yes. Water: Drilled. Air Conditioning: Central Air.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)





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