

MLS 7043732 Lake Home

$2,175,000

1,064 sq ft
2 bedrooms
2 baths

12553 Pelican Lane
Merrifield MN 56465

Waterfront: Pelican

Status: Active

Description:

Lake life is calling on pristine Pelican Lake. Build your dream home on 7.8 acres with mature trees and 253 feet of sandy beach. The home site is build ready! The existing home is can be lived in while you build, or easily converted to a guest house or caretakers quarters. 3rd non-conforming bedroom possible in lower level. A 30x40 pole barn with power is located in the rear of the site and offers excellent storage for your toys and equipment. This location is Quiet, tucked-away, and beautiful. Survey, septic compliance, and disclosures are available in the supplements. Please schedule thru showing time and please do not show or enter property without approval from listing agent.

Additional Details:

Year Built	1994
Lot Acres	7.84
Lot Dimensions	253x1354x230x1486
Garage Stalls	1
Taxes	$8,222
Taxes with Assessments	$8,222
Tax Year	2025

Additional Features:

Basement: Partially Finished, Walkout **Fuel:** Propane **Garage:** 1 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Central Air

Driving Directions:

CR 3 to Pelican Ln. Home at end of road. Park at gate.

Broker Reciprocity

Listed By:
Coldwell Banker 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

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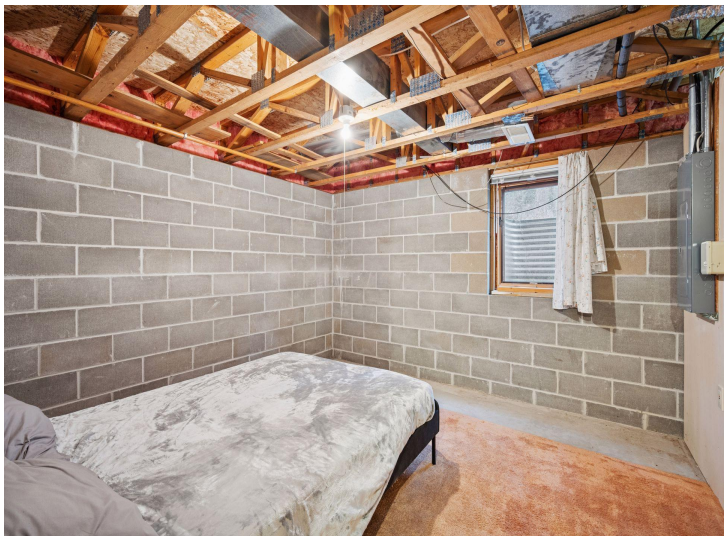





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