



MLS 7045920 Lake Home

**\$2,450,000**

3,036 sq ft  
5 bedrooms  
3 baths

12730 Manhattan Point Boulevard  
Crosslake MN 56442

Waterfront: Big Trout

Status: Active



**Description:**

RARE OPPORTUNITY on the shores of the Prestigious Big Trout Lake of the Whitefish Chain! This lakefront paradise offers a highly sought-after 528 square ft boathouse that has been completely rebuilt, provides significant storage, is heated/cooled with a mini split, and finished with a kitchenette, roll-up bar window and rooftop deck, designed for both entertainment and relaxation right at the water's edge! The main lake house was custom built in 2019 and boasts timeless rustic charm with high-end components throughout. The kitchen is a chef's dream with professional-grade stainless steel appliances, huge walk-in pantry, an abundance of custom knotty alder cabinets, functional center island, gorgeous granite countertops and provides direct access to a lakeside grilling deck. You'll appreciate the open concept with the kitchen, dining, living room and fabulous screened porch all facing the lake for breathtaking summer sunset views! Two guest bedrooms, a full bathroom, and a cozy wood burning stone fireplace complete the main level. The upper level features an impressive primary suite providing increased privacy, lakeside balcony, large walk-in closet, a beautiful spa-like bathroom with in-floor heat and a laundry room. The walk-out lower level highlights a family room, two guest bedrooms, full bathroom, large storage room (would make an excellent home office, exercise room, etc.), and a washing station in the lakeside mudroom. Retreat to the boathouse and 70' sandy shores and swimming by taking the landscaped stone steps or riding the convenient hill tram! Plenty of room to store the toys in the 846 square ft detached garage, storage shed, PLUS a 30'x40' pole building! Additional amenities on this 2.25 ACRE property include a lakeside patio, sauna, underground sprinkler system, security system, invisible fence and a whole home generator! This exceptional property is located on the popular 3+ mile Manhattan Point walking/biking path and has a timeless appeal that will surely be enjoyed for generations to come.

**Additional Details:**

Year Built	2019
Lot Acres	2.25
Lot Dimensions	7 PARCELS INCLUDED, SEE AGENT
Garage Stalls	2
School District	186
Taxes	\$9,612
Taxes with Assessments	\$9,612
Tax Year	2025



Listed By:  
Edina Realty, Inc.

**Basement:** Egress Window(s), Finished, Concrete **Fuel:** Natural Gas **Garage:** Attached **Heated Air:** Yes **Fireplace(s):** In-Floor Heating **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** 4-Inch Submersible, Dug Well **Air Conditioning:** Central Air, Ductless Mini-Split

us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

**Driving Directions:** From Crosslake, North on CR66 to left on Manhattan Point Blvd to 12730 on the right.



Call Affinity Real Estate

**218-237-3333**

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





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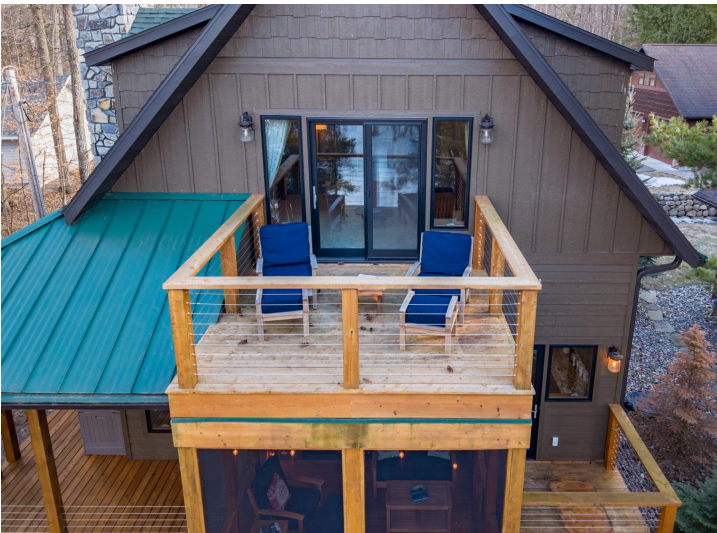
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**TOTAL: 3036 sq. ft.**  
 Basement: 1064 sq. ft., 1st floor: 1044 sq. ft., 2nd floor: 928 sq. ft.  
 EXCLUDED AREAS: UTILITY: 63 sq. ft., PATIO: 489 sq. ft., SCREENED PORCH: 121 sq. ft.,  
 PORCH: 446 sq. ft., BALCONY: 186 sq. ft., FIREPLACE: 10 sq. ft.,  
 WALLS: 224 sq. ft.



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