



MLS 7045920 Residential

\$2,650,000

3,036 sq ft
5 bedrooms
3 baths

12730 Manhattan Point Boulevard
Crosslake MN 56442

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	909
Taxes	\$9,612
Taxes with Assessments	\$9,612
Tax Year	2025

Broker Reciprocity Listed By:
Edina Realty, Inc.

Basement: Egress Window(s), Finished, Concrete **Fuel:** Atty **Garage:** 2 **Heat:** Forced Air **Fireplace(s):** In-Floor Heating **Sewer:** Septic System
Compliant: Yes **Tank with Drainage Field:** **Water:** 4-Inch Submersible, Drilled Well **Air Conditioning:** Central Air, Ductless Mini-Split
 Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing

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



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



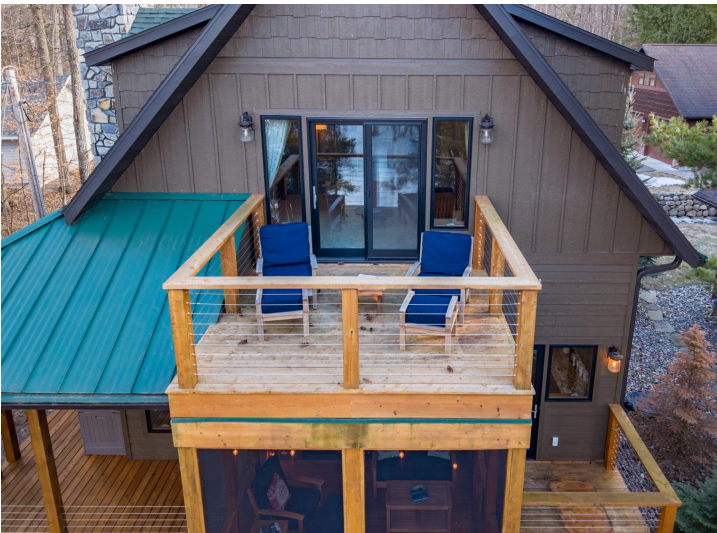
\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

\$2,650,000
MLS 7045920 Residential
12730 Manhattan Point
Boulevard
Crosslake MN 56442



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.
Floor Plan Created by: CutlerApp. Measurements Deemed Highly Reliable But Not Guaranteed.



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.
Floor Plan Created by: CutlerApp. Measurements Deemed Highly Reliable But Not Guaranteed.



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.
Floor Plan Created by: CutlerApp. Measurements Deemed Highly Reliable But Not Guaranteed.

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$2,650,000
 MLS 7045920 Residential
 12730 Manhattan Point
 Boulevard
 Crosslake MN 56442