



MLS 7054515 Lake Home

**\$749,000**

1,872 sq ft  
4 bedrooms  
3 baths

45586 Sunnybrook Trail  
Vergas MN 56587

Waterfront: East Loon

Status: Pending

**Description:**

Experience the best of lakeside living on the coveted shores of Loon Lake in Vergas. This beautiful, grand lot is framed by majestic mature trees and features a home refreshed with new carpet and paint. The kitchen is designed for taking in the scenery, boasting solid-surface counters and a large island with a built-in range so you can enjoy water views while you cook. Retreat to the primary suite, which offers an extra-large bedroom and a private deck.

4 bedrooms, 3 bathrooms and ample storage throughout the home ensures a place for everything. The exterior features two large raised planter beds perfect for a garden. For all your gear, besides the 3 attached garage stalls, there is a massive detached four-stall garage with individual overhead doors, shelving, and a built-in tool bench. Don't miss this piece of paradise on a sought-after lake! Buyer also gets first option to purchase the truly gorgeous large adjacent lot.

**Additional Details:**

Year Built	1996
Lot Acres	1.16
Lot Dimensions	IRR
Garage Stalls	7
School District	549
Taxes	\$3,923
Taxes with Assessments	\$4,008
Tax Year	2025

**Additional Features:**

**Basement:** Full **Fuel:** Propane **Garage:** 7 **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Private **Air Conditioning:** Central Air

**Driving Directions:**

From Vergas, take S Pelican Ave (4) to E Looney Lane (35) to Sunnybrook Rd, then Right on Sunnybrook Trail.



Listed By:  
REMAX Lakes Region

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Call Affinity Real Estate

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