



MLS 7056548 Lake Home

**\$679,000**

1,636 sq ft  
2 bedrooms  
3 baths

44556 McGowan Estates Road  
Ottertail MN 56571

Waterfront: Rush Lake (56014100)

Status: Active

**Description:**

Rare opportunity to own a premier spot on Rush Lake! This property offers incredible potential, situated perfectly at the end of a quiet, dead-end paved road. Boasting 100 feet of lakeshore and over an acre of land, the setting features a paved driveway and a full irrigation system to keep the grounds pristine. The main cabin includes an attached garage and brand-new patio doors that look out toward the water. Inside, the lower level is a blank canvas, already roughed-in with framing and electrical, ready for you to finish into a spacious 3,000 square foot 4-bedroom, 3-bath retreat tailored to your exact vision. The property also includes an insulated two-bedroom bunkhouse with its own garage, providing excellent additional space for guests. Whether you are looking for a seasonal getaway or a year-round residence, this is a chance to secure a high-end location and finish it exactly how you want. Quotes have been completed for a 15' channel and full rush removal.

**Additional Details:**

Year Built	2001
Lot Acres	1.021
Lot Dimensions	100x375
Garage Stalls	3
School District	549
Taxes	\$2,672
Taxes with Assessments	\$2,672
Tax Year	2025

**Additional Features:**

**Basement:** Block, Drain Tiled, Egress Window(s), Storage Space **Fuel:** Electric, Natural Gas **Garage:** 3 **Heat:** Dual Fuel/Off Peak **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

From Perham, take Hwy 78 five miles to Rush Lake Loop. Head east on McGowan Estates Road and property will be at end of Dead End road.



Listed By:  
Real Broker, LLC

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**Call Affinity Real Estate**

**218-237-3333**

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