



MLS 7063640 Lake Home

\$1,465,000

3,812 sq ft
4 bedrooms
3 baths

35365 Boot Lake Road
Park Rapids MN 56470

Waterfront: Boot Lake (03003000)

Status: Active

Description:

Beautiful setting, outstanding 4-bed, 3-bath home on high water clarity, picturesque, Boot Lake, located just south of Itasca State Park. Property has had only 1 owner and is being sold due to relocation. Amenities of this home are many and a partial list includes a gourmet kitchen with maple cabinets and quartz counter tops, formal dining room, rustic maple flooring, covered front porch, 2 gas fireplaces, family room with bar, geothermal heating and cooling, hot tub, 3-car attached insulated and heated garage, brick accents, and a tarred driveway. Home sits on 317 feet of hard bottom sand gravel shoreline with a gradual slope. Boot Lake is over 100 feet deep and water clarity is second to none. Additionally, this property contains a wonderful 4-bed, 2-bath guest house with a separate septic system, and 30x40 pole barn that is partially finished including a heated fish cleaning station and a 3/4 bath. Guest house comes totally furnished. This property is set to accommodate large gatherings of family and friends. Storage for all you lake toys and accessories, retreats, and business plannings, and more. Schedule your showing on this exceptional property today.

Additional Details:

Year Built	2007
Lot Acres	7.8
Lot Dimensions	Irregular
Garage Stalls	3
School District	309
Taxes	\$6,380
Taxes with Assessments	\$6,379
Tax Year	2025

Additional Features:

Basement: Drain Tiled, Egress Window(s), Finished, Full, Partially Finished, Walkout **Fuel:** Electric, Propane **Garage:** 3 **Heat:** Forced Air, Fireplace(s), Geothermal **Sewer:** Tank with Drainage Field **Water:** 4-Inch Submersible, Drilled, Private **Air Conditioning:** Geothermal

Driving Directions:

Go North from Park Rapids on Hwy. 71 for 14 miles to a left on Boot Lake Drive. Go 5.4 miles to a left on East Boot Lake Road to property on right.



Listed By:
Wolff & Simon Real Estate

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.



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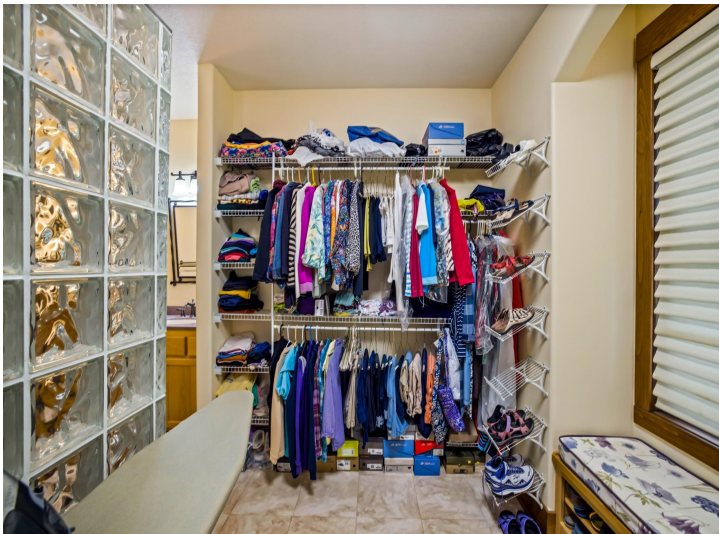
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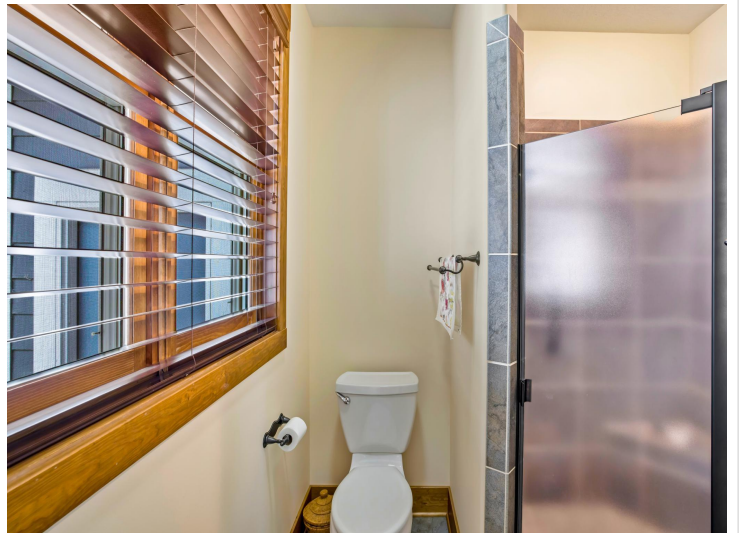
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