



MLS 7075900 Lake Home

**\$729,000**

2,160 sq ft  
4 bedrooms  
1 baths

35765 Shore Drive  
Crosslake MN 56442

Waterfront: Pleasant

Status: Active

**Description:**

Welcome to Pleasant Lake on West Shore Drive and to this 4-bedroom, 1-bath newly remodeled home nestled in the pines with a fabulous west exposure to the sunset. This beautifully remodeled property offers a unique blend of modern upgrades and serene lakefront living, featuring an impressive 650-plus feet of private shoreline and sand beach with views of natural undeveloped shoreline. The living area is filled with natural light, creating an inviting atmosphere for family gatherings or quiet evenings by the lake. With four bedrooms, there's ample space for family and guests. Beyond the immediate living space, the property presents an exciting opportunity for future expansion. There is plenty of room to build a new structure or add to the existing home, allowing for endless customization possibilities. This property is located in the heart of Crosslake, and Pleasant Lake is renowned for its clear waters and exceptional trout fishing. Whether you're looking to enjoy boating, swimming, or simply relaxing by the water's edge, this property provides the perfect gateway for lakeside living. Don't miss your chance to own a slice of paradise on Pleasant Lake in Crosslake, MN.

**Additional Details:**

Year Built	1945
Lot Acres	4.3
Lot Dimensions	650x341x354x816xIRR
School District	186
Taxes	\$3,410
Taxes with Assessments	\$3,410
Tax Year	2026

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air

**Driving Directions:**

From the intersection of County Road 16 and County Road 66 in Crosslake, take County Road 16 for 1.8 miles, turn left onto West Shore Drive, go 0.6 miles to the property addressed 35765. The property will be on your right.



Listed By:  
Larson Group Real Estate/Kelle

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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





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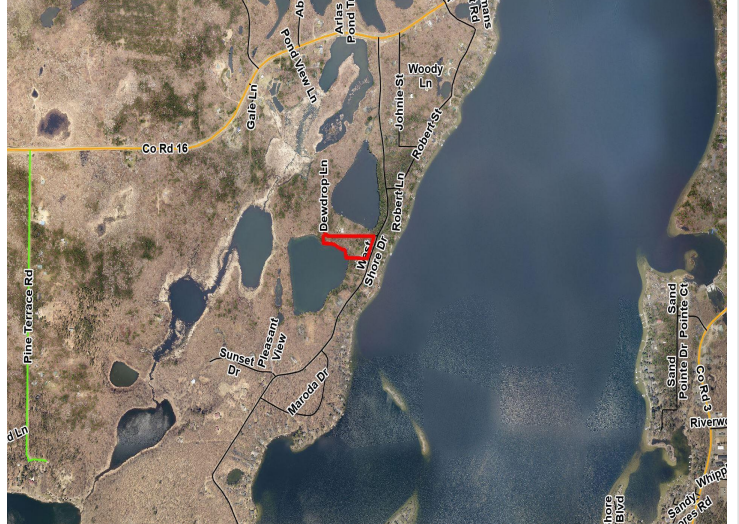


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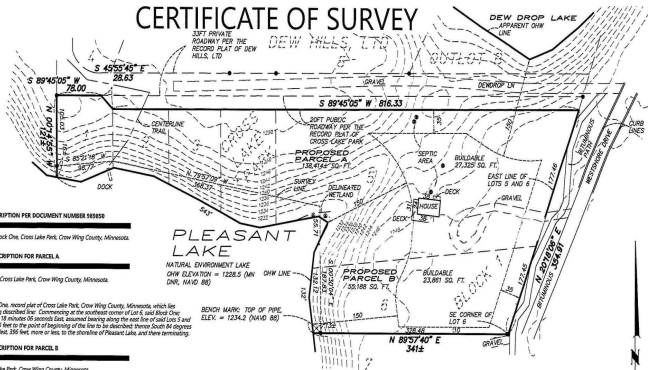
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# CERTIFICATE OF SURVEY



**EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER 88888**

Lot 1, 2, 3, 4 & 5 of Block C, Cross Lake Park, Crow Wing County, Minnesota.

**PROPOSED LEGAL DESCRIPTION FOR PARCELS A**

Lot 1, 2, 3, 4, Block C, Cross Lake Park, Crow Wing County, Minnesota.

AND

That part of Lot 5, Block C, second plat of Cross Lake Park, Crow Wing County, Minnesota, which lies westerly of the following described line: Commencing at the southeast corner of Lot 5, said Block C, one square foot 20 inches 18 minutes 30 seconds East, measured bearing along the East Line of said Lot 5, and a distance of 172.00 feet to the point of beginning; thence South 84 degrees 07 minutes 17 seconds West 209 feet, more or less, to the shoreline of Pleasant Lake, and thence northerly;

**PROPOSED LEGAL DESCRIPTION FOR PARCELS B**

Lot 6, Block C, Cross Lake Park, Crow Wing County, Minnesota.

AND

That part of Lot 5, Block C, second plat of Cross Lake Park, Crow Wing County, Minnesota, which lies easterly of the following described line: Commencing at the southeast corner of Lot 5, said Block C, one square foot 20 inches 18 minutes 30 seconds East, measured bearing along the East Line of said Lot 5, and a distance of 172.00 feet to the point of beginning; thence South 84 degrees 07 minutes 17 seconds West 209 feet, more or less, to the shoreline of Pleasant Lake, and thence northerly;

**GENERAL NOTES**

- No search for encumbrances or easements, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Crow Wing County Coordinate System. Elevations based on Laker Data.
- The underground utilities shown herein have been located from GMA survey information. The surveyor makes no guarantee that the utilities shown correspond to each utility in the area, when in position or abandoned.
- Metes and bounds hereon are based on Historical Cadastral data by Mitch Binder in April of 2022.
- Impervious coverage on Parcel A is 2022 sq. ft. (7.8% of the overall parcel).

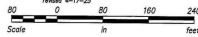
**LEGEND**

• DITCHES FOUND MONUMENT

⊙ DITCHES SYMPTIC INSPECTION PIPE

I hereby certify that this survey was prepared by me, or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul Harkness, R.L.S. Date 2-7-25  
License No. 43277  
Renewed 4-17-25



REQUESTED BY: **HAERTZEN**

**HAERTZEN SURVEYING**  
INCORPORATED IN MINNESOTA  
10000 13TH AVE N  
DULUTH, MN 55812  
TEL: 218-825-1111  
WWW.HAERTZEN.SURVEYING.COM

Drawn by: PDU Date: 2/7/25 1:55 PM

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