



MLS 7082784 Lake Home

**\$674,900**

2,864 sq ft  
4 bedrooms  
2 baths

31265 Eagle Lake Road  
Frazee MN 56544

Waterfront: Boot Lake (Burlington  
Twp.)

Status: Active

**Description:**

Experience peaceful lakeside living on beautiful Boot Lake, just outside Frazee and near Eagle Lake, Minnesota. This 4-bedroom, 2-bath home offers over 3000 sq ft of living space, with stunning views of the lake and abundant wildlife right outside your door.

The thoughtfully designed kitchen features soft-close cabinets and drawers while the home's windows come with a transferable lifetime warranty for added peace of mind, the house is also wired for a generator. The lower level includes an impressive 18' x 24' cold storage room complete with shelving, providing exceptional storage space.

Outdoor living is a highlight of this property, featuring a spacious deck perfect for grilling, entertaining, or simply enjoying the views of deer, eagles, birds, and other wildlife. The patio is already wired for a hot tub, creating the ideal space to relax and unwind. The dock and water pump are included. A circular driveway provides easy access and ample parking, while two garages offer plenty of room for vehicles, equipment, and hobbies.

Comfort is ensured year-round with four heat sources, including a three-zone propane boiler, gas fireplace, off-peak electric heat, and baseboard heat. For those seeking a more self-sufficient lifestyle, the property also includes a charming chicken coop with durable luxury flooring and ample space for a large garden or future greenhouse.

If you're looking for a private retreat with beautiful lake views, versatile amenities, and room to enjoy the outdoors, this Boot Lake property is a must-see.

**Additional Details:**

Year Built	1967
Lot Acres	3.58
Lot Dimensions	344 ft x 468 ft
Garage Stalls	4
School District	23
Taxes	\$2,896
Taxes with Assessments	\$2,896
Tax Year	2025

**Additional Features:**

**Fuel:** Propane **Heat:** Baseboard, Boiler, Dual Fuel/Off Peak, Fireplace(s), Zoned



Listed By:  
Coldwell Banker Preferred Partners  
From Frazee take MN-87 South out of town, take a right onto CR-29 for 1.1 miles then take a right onto Eagle Lake Road for 1.1 miles and 31265 will be on your left.  
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**Call Affinity Real Estate**

**218-237-3333**

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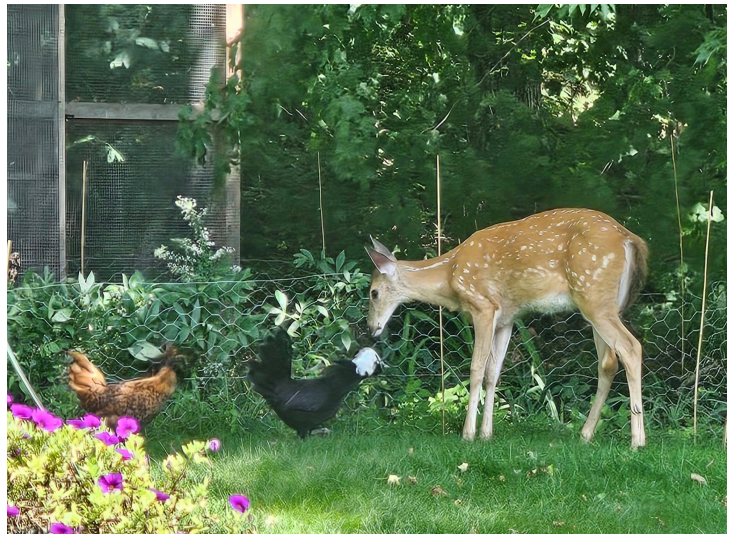
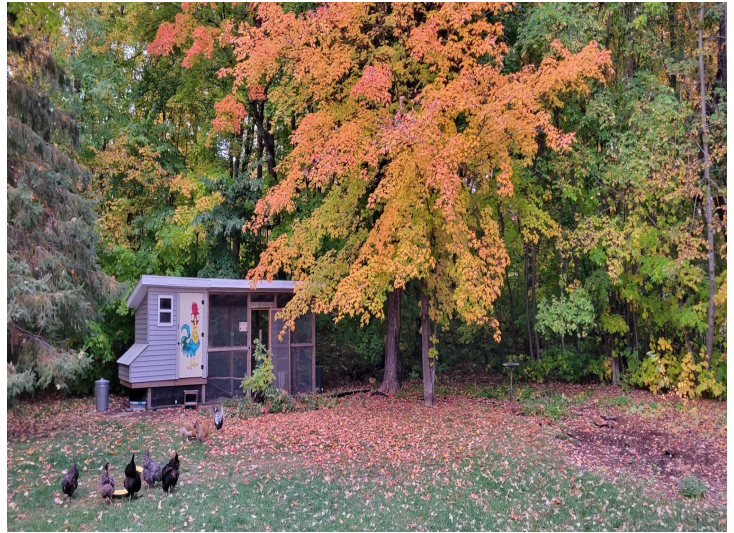
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