

MLS 7082784 Lake Home

$599,900

2,864 sq ft
4 bedrooms
2 baths

31265 Eagle Lake Road
Frazee MN 56544

Waterfront: Boot Lake (Burlington Twp.)

Status: Active

Description:

Experience this private and peaceful lakeside living, on a double lot, on beautiful Boot Lake, between Detroit Lakes and Perham and near Eagle Lake. This spacious 4-bedroom, 2-bath home offers over 3,000 square feet of thoughtfully designed living space with stunning lake views and abundant wildlife right outside your door. The well designed kitchen features soft-close cabinetry, while the home's windows include a transferable lifetime warranty for added peace of mind. The home is also generator-ready and offers exceptional storage with an impressive 18' x 24' lower-level storage room complete with built-in shelving. Designed for both relaxation and entertaining, the expansive lakeside deck is perfect for grilling, gathering with friends, or simply enjoying the scenic views of deer, eagles, and a variety of birds. The patio is pre-wired for a hot tub, creating the perfect place to unwind after a day on the lake. The dock and water pump are included, making it easy to enjoy all that lake life has to offer. A circular driveway provides convenient access and ample parking, while two garages offer plenty of space for vehicles, recreational equipment, and hobbies. Year-round comfort is ensured with four heat sources, including a three-zone propane boiler, gas fireplace, central air conditioning, off-peak electric heat, and baseboard heat. For those seeking a hobby farm or more self-sufficient lifestyle, the property also features a charming chicken coop with durable luxury flooring, plus ample space for a large garden or future greenhouse. Relocation creates an exciting opportunity for the next owners of this exceptional property. The sellers are enthusiastic and motivated to make a move and welcome the opportunity to pass this beautiful lakeside home on to its next owners. Whether you're looking for a year-round residence or a private lakeside retreat, this exceptional Boot Lake property combines comfort, functionality, and natural beauty in one remarkable package.

Additional Details:

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

Additional Features:

Baseboard, Boiler, Dual Fuel/Off Peak, Fireplace(s), Z

Listed By:
Coldwell Banker Preferred Partners

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.

From Frazee take MN-87 South out of town, take a right onto CR-29 [illegible] then take a right onto Eagle Lake Road for 1.1 miles and 31265 will be on your left.

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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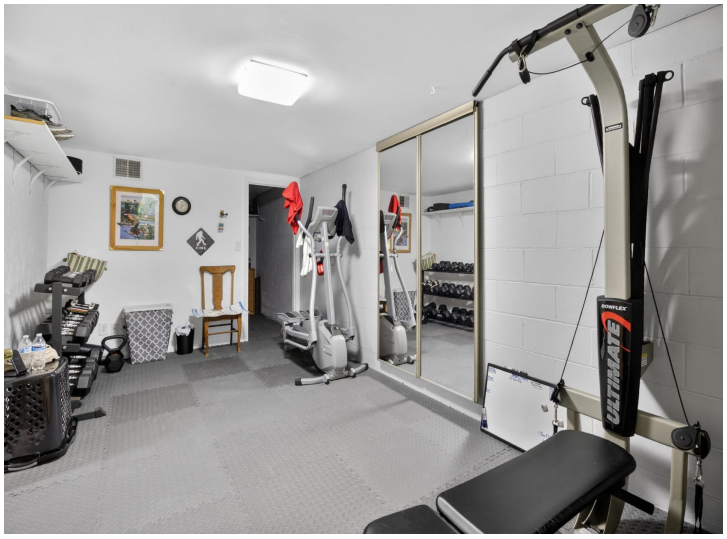






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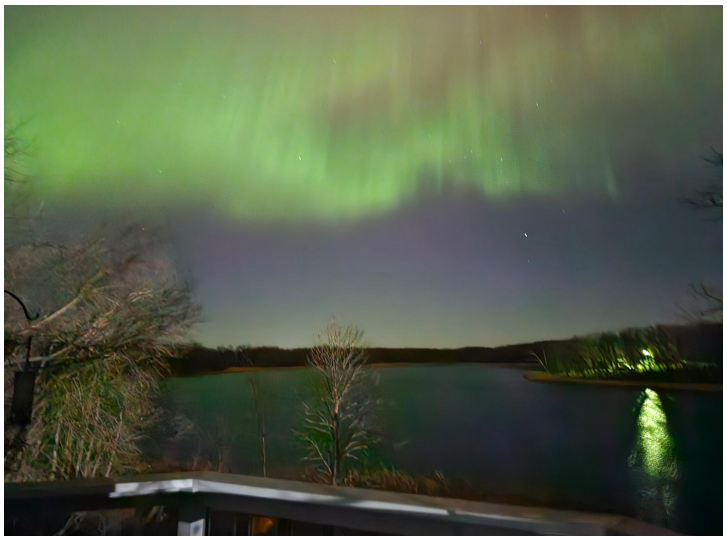




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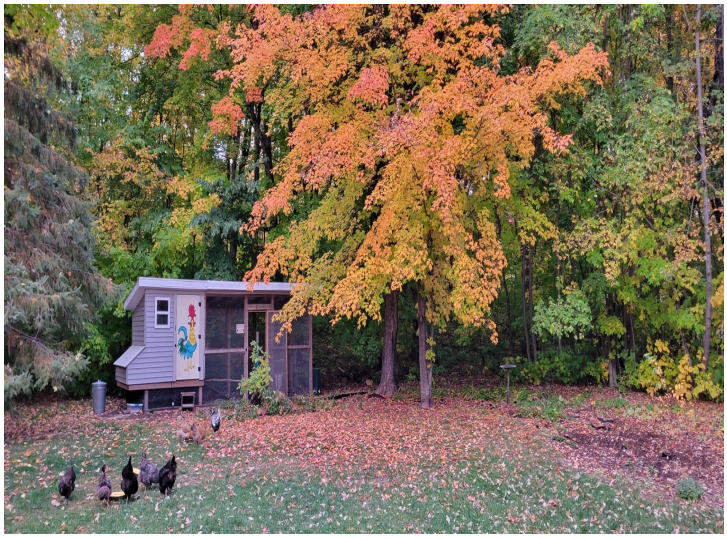



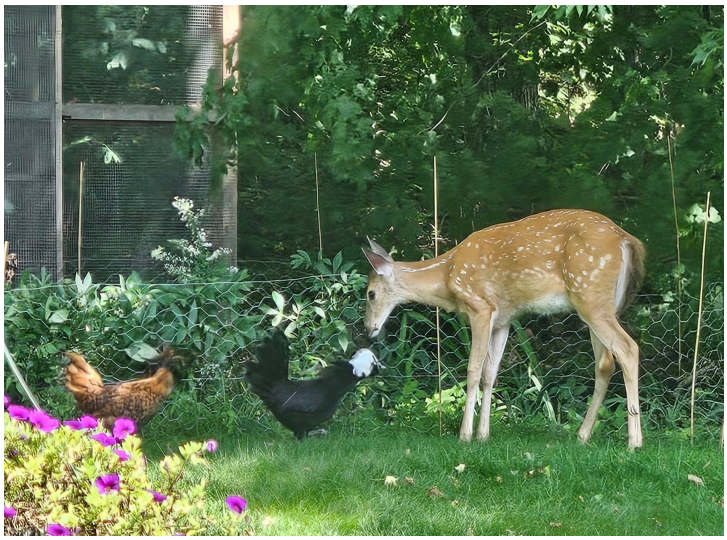





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