



MLS 7114559 Lake Home

\$1,575,000

4,590 sq ft
6 bedrooms
4 baths

2690 Sylvan Lane
Pillager MN 56473

Waterfront: Sylvan Lake
(11030400)

Status: Pending

Description:

This Property Checks All the Boxes. Tucked at the end of a private dead-end road and framed by majestic towering pines, this is the west-facing setting lake buyers spend years waiting for — sunsets over the water, a hard sand bottom, great depth just off the shore, and a gradual elevation that eases down to 175 feet of private frontage. With a six-bedroom main house and a separate guest house set among the pines, it all sits on highly sought-after Sylvan Lake, in the heart of the Brainerd Lakes Area — and this particular combination of privacy, exposure, shoreline and a second dwelling rarely comes available on Sylvan, or on any lake in this corridor. Frontage of this length seldom trades hands here, and almost never paired with a second dwelling, a lakeside hot tub, and a canopied drive beneath towering pines down to a natural view across water to an undeveloped opposite shore. This is the kind of property that defines a lake, not just sits on one. The main residence at 2960 Sylvan Lake Dr SW sits on 100 feet of frontage and offers approximately 2,800 finished square feet across two levels. Built in 2000 with an effective 2010 update, this rambler with a finished walkout basement is proportioned for the way people actually use a lake home — room for everyone, and organized so the water stays central. Six bedrooms and four baths handle multigenerational gatherings without the squeeze. Two fireplaces anchor the living spaces, and dual walkouts connect the interior to the lake naturally. A screened porch, multiple open decks, a concrete patio and a lakeside hot tub extend the seasons, while the attached two-car insulated and heated garage handles the gear. Cedar exterior, natural gas forced-air heat, central air, private well and septic. This custom-built home has been updated with a vision that truly has brought the home into a league of its own. A full kitchen remodel with pantry, a finished walkout basement completed from the ground up, fresh carpet in the main living area, new interior paint, a new loft railing, a new roof and new septic tank, and an insulated, heated garage all mean the major work is already done. Outside, a patio, fire pit, professional landscaping, added lakeside electrical, and privacy shrubs along the east property line round out a property that's been cared for with the next owner in mind — all set beneath a canopy of majestic towering pines. The guest parcel at 2686 Sylvan Lake Dr SW adds 75 feet of frontage and a structure with a story of its own. The original cabin was taken down, and a new one built in its place — the 2022-built exterior is finished in black vertical board-and-batten with cedar accents and a standing seam metal roof, with HVAC and electrical roughed in and fully spray-foamed, ready for fit and finish. Architect-drawn interior plans by TWM Architecture are in hand: the designed program features a main floor with living room, kitchenette, powder room, wood stove with stone surround and an outdoor bar, all opening toward the lake through a full glass overhead door. Floorplans Include: The lower level carries a bedroom, steam shower bath and a built-in bunks. A buyer takes ownership with the exterior done, utilities in the ground, systems roughed in and the interior vision already on paper — ready to make your own. Sylvan Lake runs roughly 1,400 acres, and has the water quality its reputation suggests: clear, fishable and consistently high quality. And many buyers know the difference between a lake home and a vacation home. For a buyer seeking private water frontage on the Brainerd Lakes Area, 175 feet of frontage, a lakeside hot tub, and a guest house on Sylvan Lake — set among majestic towering pines — is about as rare as this corridor gets.



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offers and a difficult offering to walk past. See the improvement in the Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing additional Broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Lot Acres

2.3

Lot Dimensions

175x365x126xx100x418

Garage Stalls

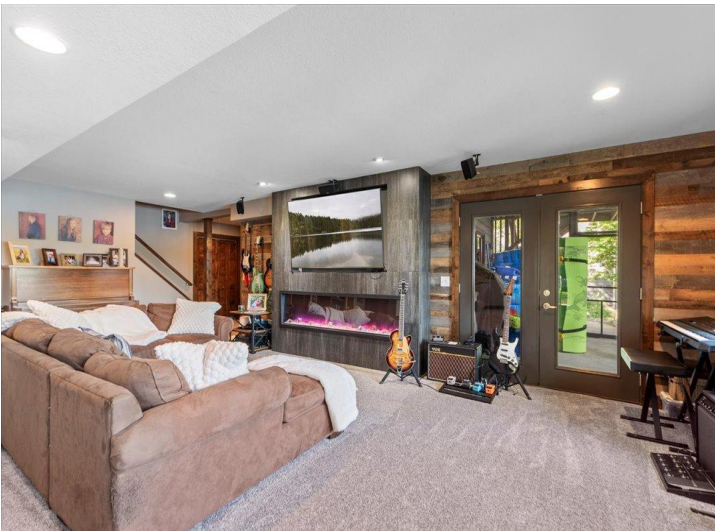
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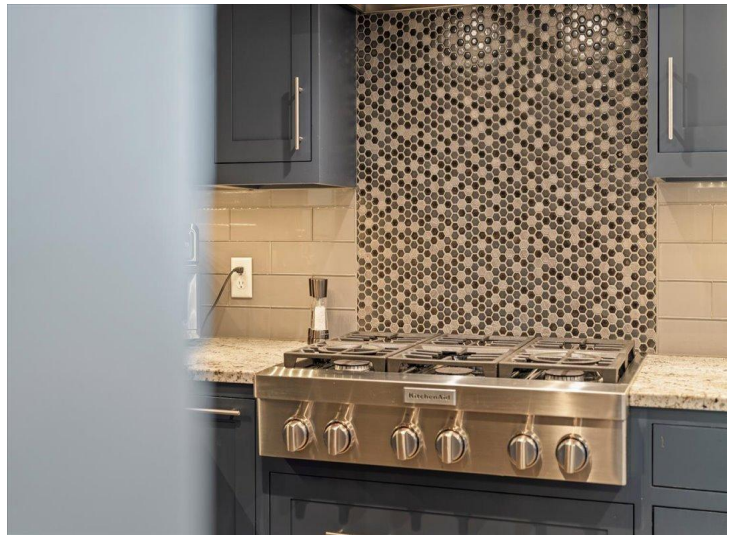
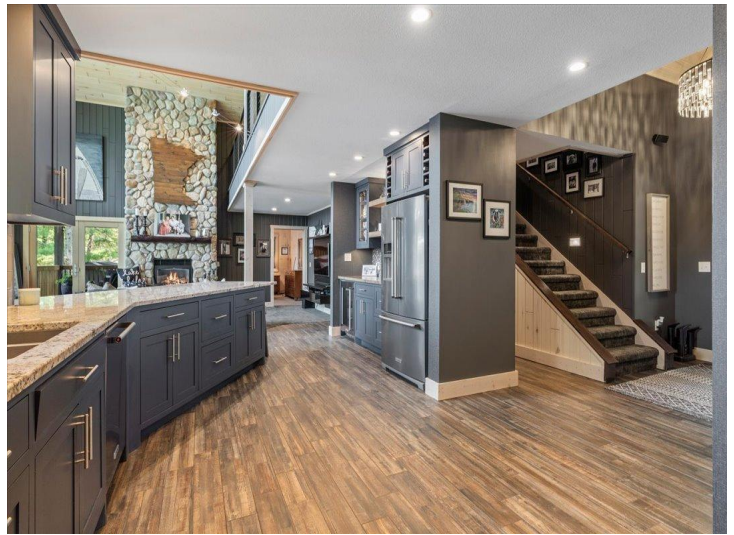
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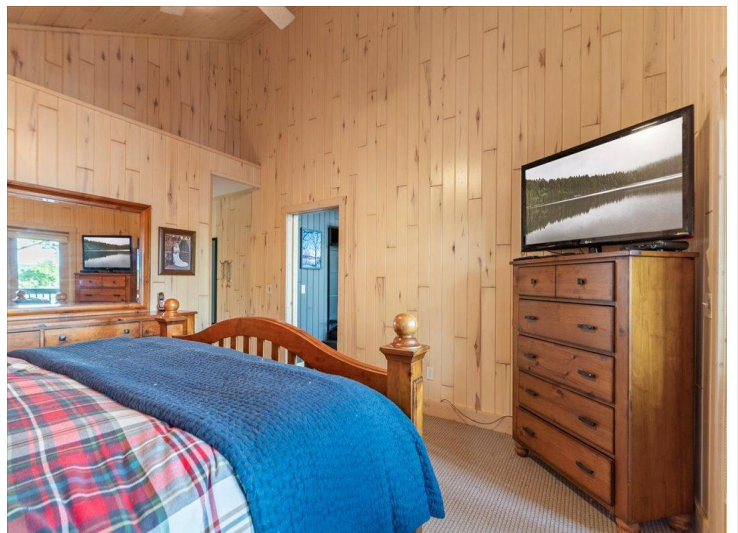
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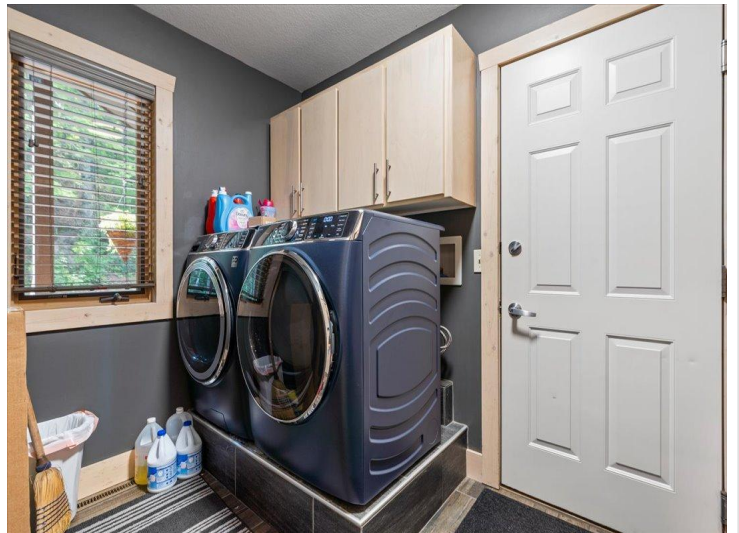


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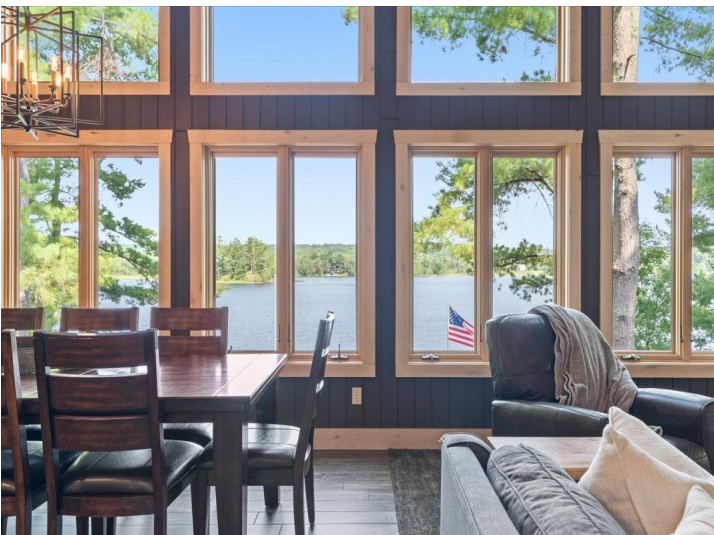


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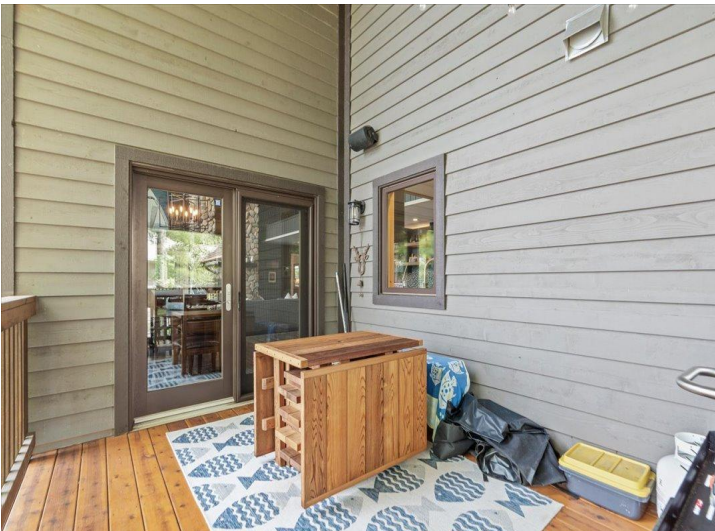


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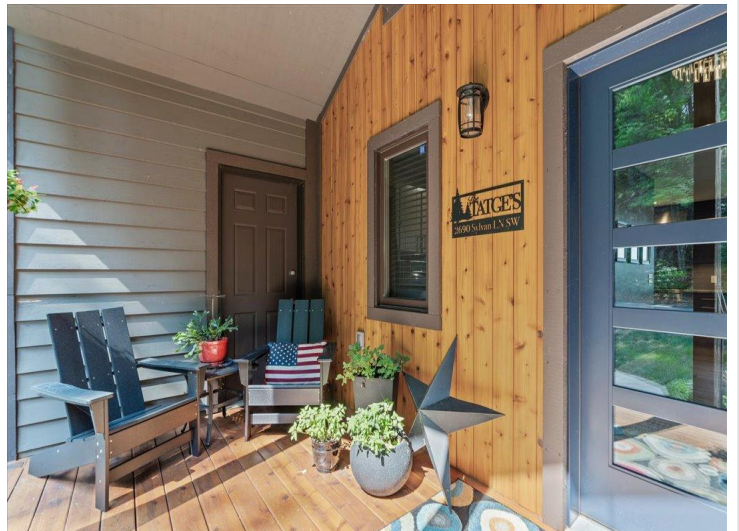


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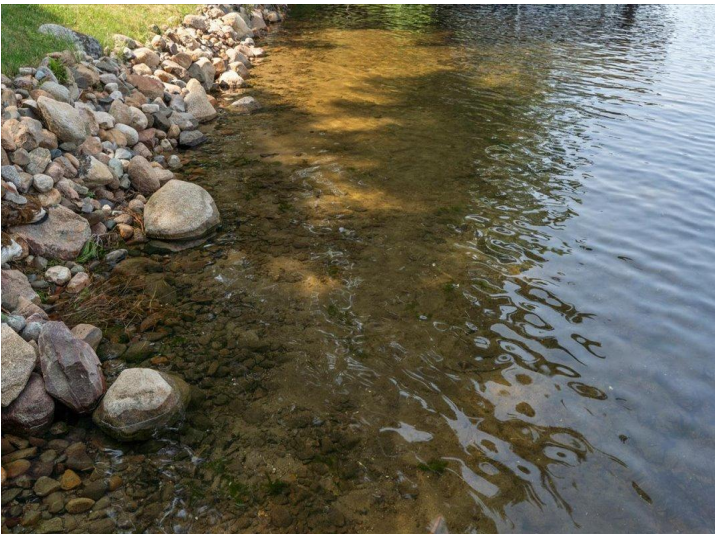


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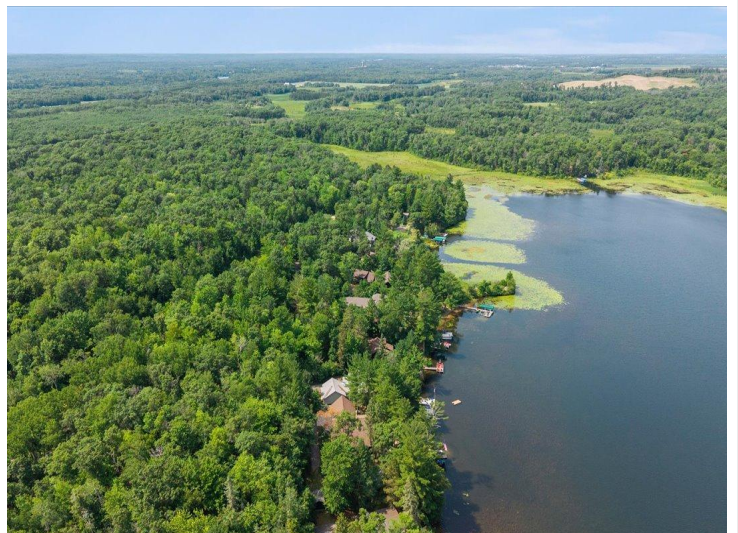
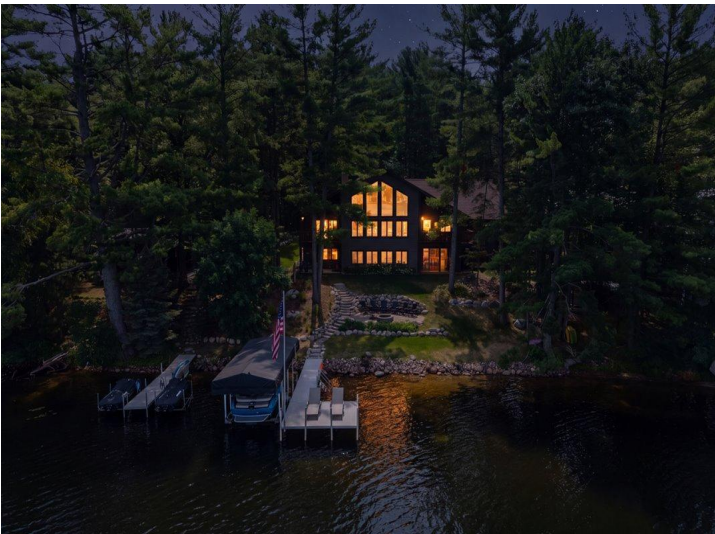


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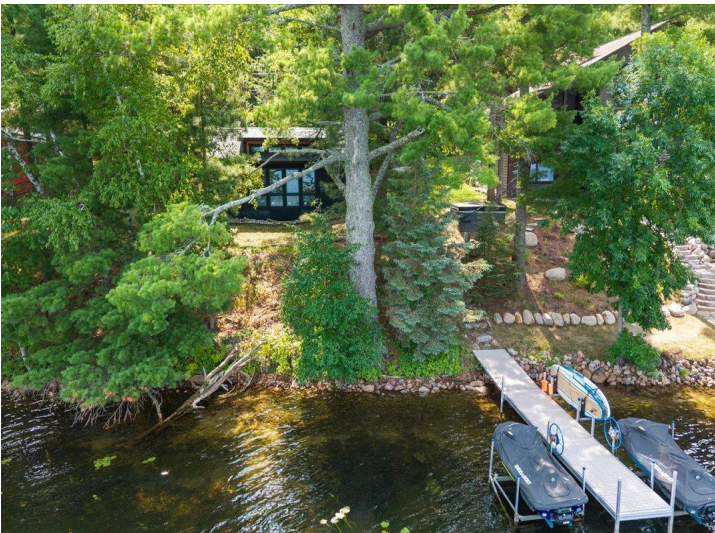
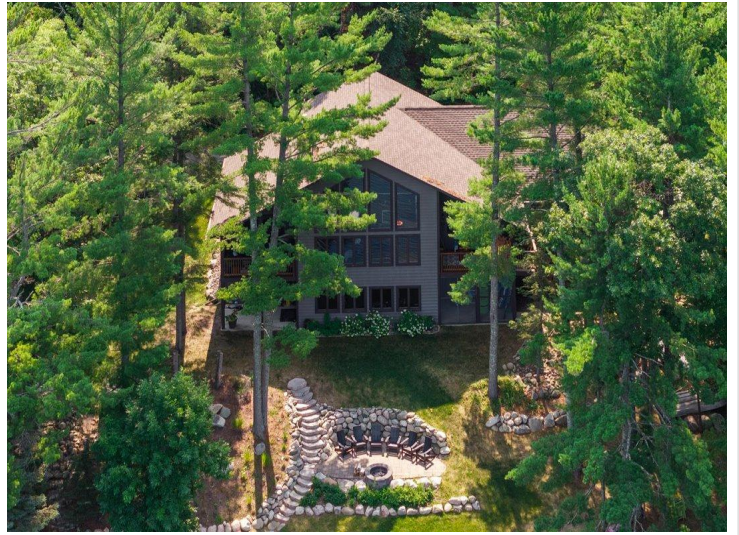
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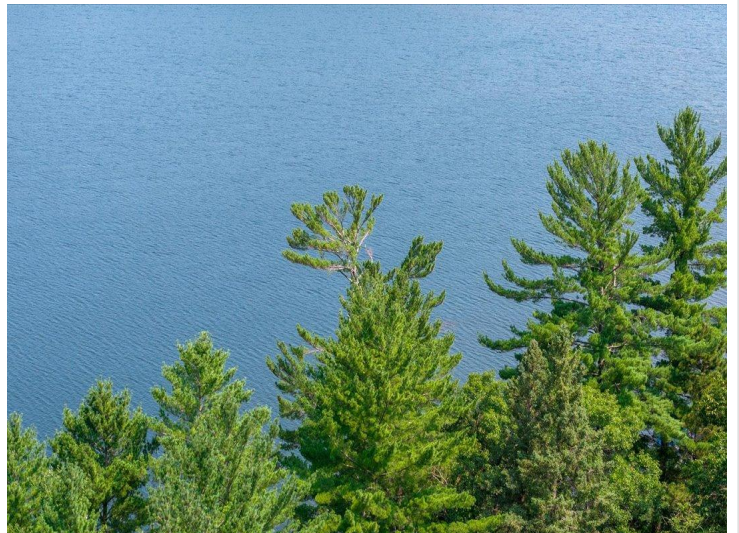
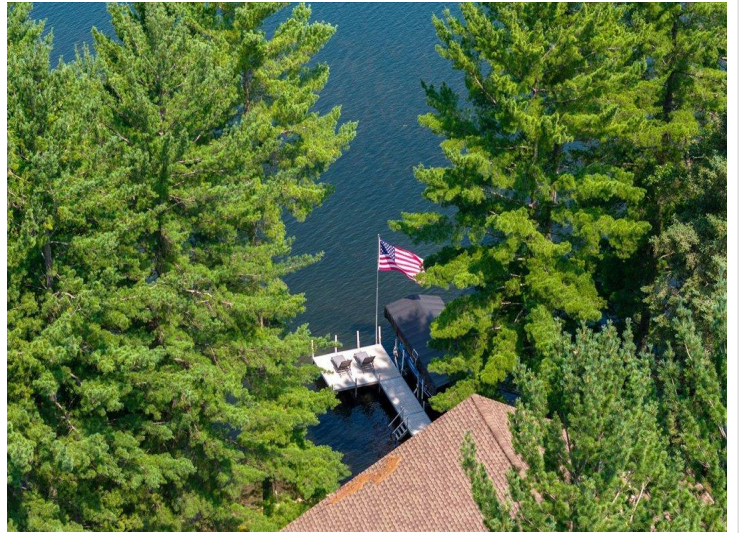


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