



MLS 7119570 Lake Home

\$1,275,000

3,139 sq ft
3 bedrooms
3 baths

40107 County 17
Browerville MN 56438

Waterfront: Pine Island Lake (Fawn
Lake Twp.)

Status: Active

Description:

This well maintained, unique lakeshore property is located in beautiful Sylvan Shores on Pine Island Lake. Included in the property are 6 additional lots for a total of 8 lots. Features include: 450 feet of lake frontage with private boat launch owned, but 1,200 continuous feet of lakeshore are used. 3 bed 2 1/2 bath home with 2,471 sq. ft on main floor and 645 in lower level. Striking wall of windows in kitchen allows sunshine to fill the main floor. Granite & marble counter tops throughout kitchen, all bathrooms. From the kitchen step into the attached greenhouse offering granite counters, in-floor heat, and winter plant storage. The kitchen has a huge walk-in pantry, breakfast bar and stainless steel appliances. Dining area boasts French doors leading to patio with unique stone work - stones that glow in the dark. Additional patio with beautiful view of the lake has a round covered firepit. Large 10.5x16.6 office and 13x19 primary bedroom suite leads to private primary bath with double sinks & marble step-in shower. The 10x13 primary walk-in closet and 8x10 laundry room round out the main floor. Lower level offer 2 bedrooms, a full 8x12 bathroom and 11.5x19 craft/storage room (unfinished). Dule off-peak in-floor heat with 6 zones and updated LP furnace burner in 2024. The finished 36x68 shop is heated, furnace was installed in 2025. For convenience it has a 3/4 bathroom, a bar area, 10' ceilings, floor drains, separate septic holding tank and for those car enthusiasts a lift rated to 12,000 pounds. The 36x48 storage garage has 10' ceilings. The screened in gazebo faces the lake with unique lighting. All gardens have an underground irrigation system. Recent updates include: 35 year shingles on house and gazebo in 2023, LP furnace in shop in 2025, LP burner in furnace in house in 2024, air to air exchange in 2021, and seal coat drive in 2026. So much to see in this beautiful well maintained lake property. Hard to include all the upgrades and unique features this truly is a Must See to appreciate.

Additional Details:

Year Built	2008
Lot Acres	6.47
Lot Dimensions	274xlrregular
Garage Stalls	5
Taxes	\$3,130
Taxes with Assessments	\$3,130
Tax Year	2026

Additional Features:

Double Window(s), Finished Fuel: Propane, Wood Garage, In-Floor Heat, Fuel On Peak, Fireplace(s), In-Floor Heating
Listed By: Edina Realty, Inc. Septic System Compliant - Yes, Tank with Drainage Pump, Water - Bored, Well, Air Conditioning - Central Air

Driving Directions:

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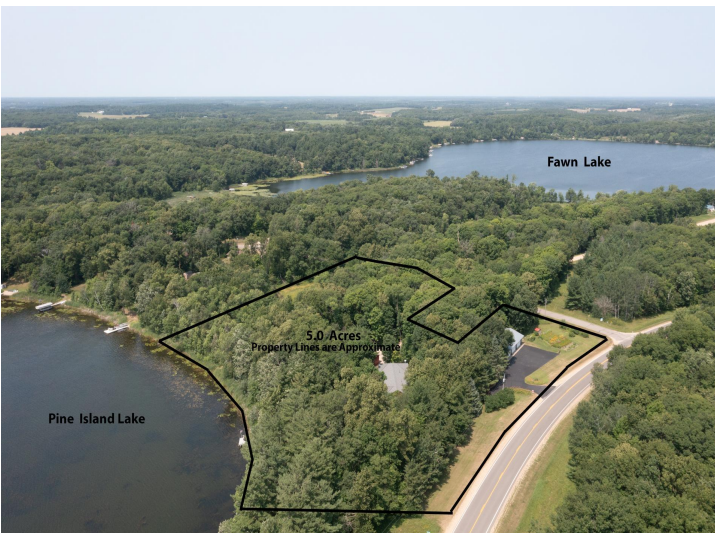
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26, left onto Cty 17.



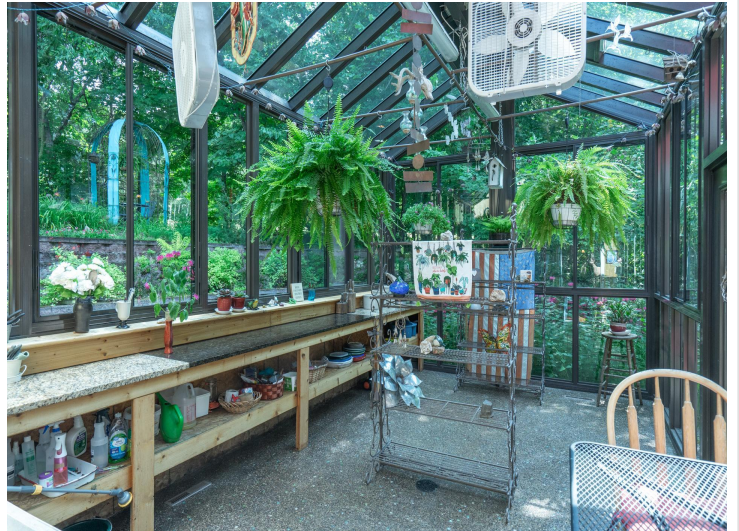
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