



MLS 7122956 Lake Home

\$1,449,000

4,860 sq ft
4 bedrooms
4 baths

3848 Little Boy Road
Longville MN 56655

Waterfront: Little Boy Lake
(Wabedo Twp.)

Status: Pending

Description:

It's getting harder and harder to find a property that offers true privacy on the water, especially one that doesn't require a long list of projects before you can enjoy it. That's what makes this Little Boy Lake island estate so unique. With a brand new bridge completed in July 2026, you'll enjoy easy, year-round access to your own private island while feeling like you're a world away. Inside, you'll find over 4 bedrooms and plenty of space for family and friends to spread out. The game room with pool table and ping pong, theater room with projector and surround sound, cozy fireplace, sandy beach, and lakeside firepit make this a place people will never want to leave. Whether it's boating and swimming all summer or snowmobiling and snowshoeing all winter, this is the kind of property where memories are made. The home is being sold fully furnished and comes with a proven track record as a revenue producing short-term rental, giving you the flexibility to enjoy it yourself while generating income when you're away. Opportunities to own a luxury home with this much privacy, on your own island in Northern Minnesota, don't come along very often.

Additional Details:

Year Built	1999
Lot Acres	15.2
Lot Dimensions	2961x1068x375
Garage Stalls	3
Taxes	\$7,342
Taxes with Assessments	\$7,408
Tax Year	2024

Additional Features:

Basement: Full, Partially Finished, Walkout **Fuel:** Propane **Garage:** 3 **Heat:** Boiler, Forced Air, Fireplace(s), In-Floor Heating **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** 4-Inch Submersible, Drilled **Air Conditioning:** Central Air

Driving Directions:

Turn right onto Little Boy Rd NE, follow driveway, over wooden bridge to property



Listed By:
Woods to Water Real Estate

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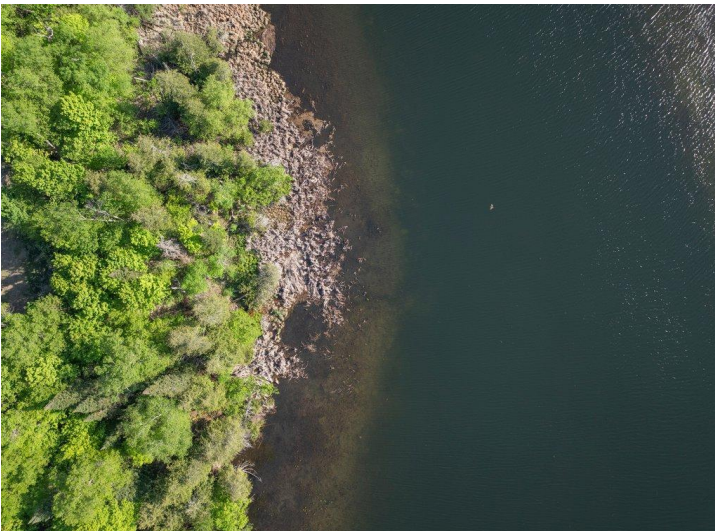
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FLOOR 3



FLOOR 2



FLOOR 1



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TOTAL: 4633 sq. ft.
 BELOW GROUND: 1594 sq. ft., FLOOR 2: 2513 sq. ft., FLOOR 3: 524 sq. ft.
 EXCLUDED AREAS: GARAGE: 973 sq. ft., STORAGE: 248 sq. ft., LOW CEILING: 491 sq. ft.,
 OPEN TO BELOW: 619 sq. ft.

Size And Dimensions Are Approximate. Actual Measurements May Vary



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