MLS 7139976 Lake Home

$329,000

1,452 sq ft
2 bedrooms
2 baths

27123 Timber Hills Lane
Battle Lake MN 56515

Waterfront: Otter Tail River

Status: Active

Description:

Waterfront property on the Otter Tail River Inlet with over 165'+-of river frontage and a great private setting at the very end of a cul-de-sac. Also includes private access easement to Round Lake around the corner. This 2+ bedroom home features beautiful hickory wood floors and multiple spaces to enjoy the outdoors, including a 3-season porch, screened porch, wood deck and patio. The home includes an attached garage with a heated workshop, plus a separate 780 sq. ft. heated and insulated 3-stall garage offering space for vehicles, boats, lake toys or storage. A she-shed structure on a raised foundation tucked behind the garage provides even more usable space for storage. Maintenance-friendly metal roofing and siding on the home. Generous waterfront, plenty of garage and workshop space, and several outdoor living areas overlooking the river. Excellent location near Otter Tail Lake, Zorbaz, Beach Bums and Corner Convenient Store, putting you close to some of the area's favorite lake-country destinations.

Additional Details:

Year Built	1979
Lot Acres	1.201
Lot Dimensions	100x179x54x190
Garage Stalls	4
Taxes	$2,014
Taxes with Assessments	$2,014
Tax Year	2026

Additional Features:

Basement: Other **Fuel:** Natural Gas **Garage:** 4 **Heat:** Baseboard, Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private **Air Conditioning:** Central Air

Driving Directions:

West side of Otter Tail Lake. Highway 72, West on Timber Hills Road, then left on Timber Hills Lane, located at end of Timber Hills Lane.

Broker Reciprocity

Listed By:
Boll Realty

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.

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