



MLS 7142081 Lake Home

\$319,000

1,512 sq ft
3 bedrooms
1 baths

40089 Sunset Trail
Deer River MN 56636

Waterfront: Winnibigoshish

Status: Active

Description:

This year-round home sits close to the sandy beaches on Winnibigoshish lake and on a level lot. The home is in the process of remodeling, and most materials are on site, including flooring. Things that have been completed and are new include shingles, siding, furnace, doors, windows, deck A/C unit, and more. the home was raised up, and a crawl space coating was applied. The living room was expanded with a wall of windows for sweeping views. Sunset View Estates is a gated community on Winnibigoshish lake. The HOA fee and yearly property taxes combined are cheaper than leased lots on Winnibigoshish and include dock usage, road maintenance, snow plowing, lawn care, and garbage. Enjoy lake living on this highly sought after lake!

Additional Details:

Year Built	1996
Lot Acres	0.07
Lot Dimensions	40x80
Garage Stalls	2
Taxes	\$858
Taxes with Assessments	\$858
Tax Year	2026

Additional Features:

Basement: Crawl Space **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Shared Septic **Water:** Shared System **Air Conditioning:** Central Air

Driving Directions:

HWY 2 West to Right on 46 to Left onto County Rd 115 to the end.



Listed By:
MOVE IT REAL ESTATE
GROUP/LAKEHOMES.COM

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